



The Hollies

Morton on Swale, Northallerton, North Yorkshire, DL7 9QX



Robin Jessop

A DETACHED CHARACTER PROPERTY IN A SOUGHT-AFTER VILLAGE LOCATION WITH LARGE PRIVATE GARDENS

- Spacious Detached Residence
- Character Features Throughout
- Four Bedrooms
- Two Reception Rooms
- Beautiful Private Gardens
- Garage & Parking
- Accessible Village Location
- Guide Price: £550,000

SITUATION

A1(M) interchange at Leeming 3 miles. Northallerton 4 miles. Bedale 6 miles. Ripon 18 miles. York 39 miles. Leeds Bradford and Newcastle airports are both a one hour's drive. All times and distances are approximate.

The Hollies stands well on the edge of the A684. Its location allows convenient access to Northallerton, Bedale and the A1(M). The village of Morton on Swale benefits from a village shop, pub and a primary school as well as being on a regular bus route.

DESCRIPTION

The property briefly comprises an individually appointed family home, which is situated within a large plot and is beautifully presented throughout. The Hollies stands well, nicely set back from the public road leading to Northallerton.

The Hollies is entered via a welcoming entrance hall from where the rooms lead off from. The ground accommodation offers a large sitting room featuring a log burning stove set within a stone surround.



The kitchen diner features a range of sage green fitted wall and base units together with appliances including a double oven, hob and microwave. There is ample dining space and a door leading out onto the rear garden.

Usefully, there is a separate utility with dark blue fitted units including a sink and plumbing for a washing machine. There is a door leading out to the front of the property.

To the first floor there are four bedrooms and a study room. The master bedroom benefits from an ensuite shower room with a separate dressing area, and the further bedrooms share a modern family bathroom. There is a door from the landing with stairs which lead up into the attic which is boarded and provides excellent storage space.

Externally the property is complemented by generous private gardens to the rear and side, comprising a large lawned area, summerhouse and greenhouse, together with a range of mature flower beds and shrubs. To the front of the property there is parking on the private drive and a single brick-built garage and useful store.

Overall, The Hollies would make an excellent family home and viewing is strongly recommended.

In addition the property previously had outline planning permission granted for a bungalow with integral garage approved within the properties garden. This application has now lapsed, however can be found under reference 18/02460/OUT

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.



METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band E.

SERVICES

Mains electricity. Mains water. Mains drainage. Gas central heating (mains).

ENERGY PERFORMANCE CERTIFICATE

Current Rating – D (67)

Potential Rating – C (79)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

BROADBAND

High speed connection available.

LOCAL AUTHORITY

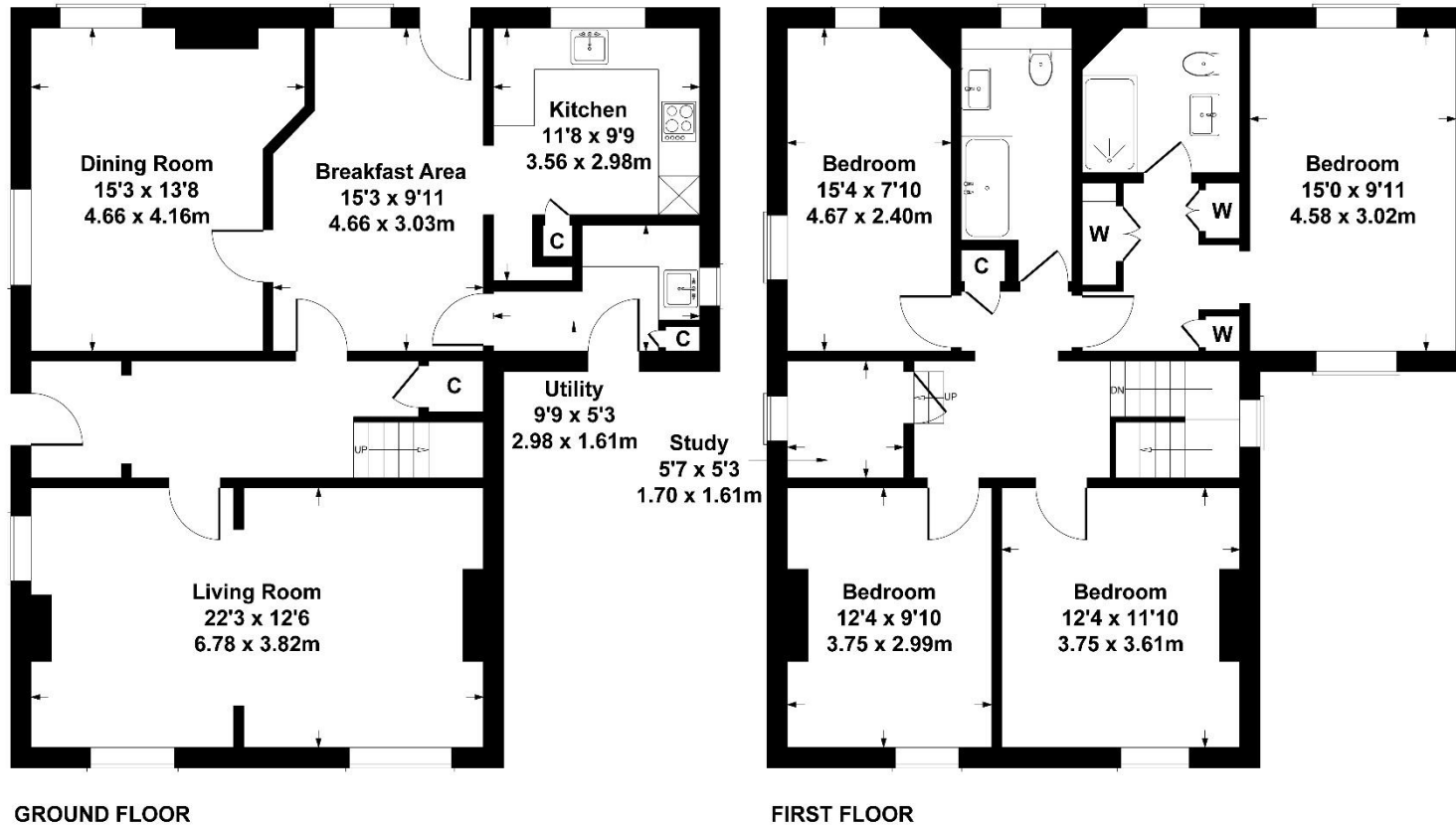
North Yorkshire Council, Mercury House, Station Road, Richmond, DL10 4JX. TEL.01748 829100



The Hollies, Morton-On-Swale, DL7 9QX

Approximate gross internal area

House 168m² (1808 ft²)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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