

TO LET ON AN ASSURED SHORTHOLD TENANCY FOR 6/12 MONTHS INITIALLY

## 3 CROMWELL HOUSES

MORTON ON SWALE, NORTHALLERTON DL7 9RB



AN ATTRACTIVELY AND CONVENIENTLY POSITIONED  
3-BEDROOMED SEMI-DETACHED HOUSE IN A MUCH SOUGHT AFTER  
AND HIGHLY DESIRABLE NORTH YORKSHIRE VILLAGE

- UPVC Double- Glazing
- Night Storage Heating
- Cavity Wall and Loft Insulation
- Garage and Hard Standing
- Available from December 2009
- No Pets, No DSS and No Smokers

**RENT: £450.00 Per Calendar Month**

# 3 CROMWELL HOUSES, MORTON ON SWALE

## SITUATION

Northallerton	3 miles	A.1	5 miles
Teesside	20 miles	Bedale	6 miles
A.19	10 miles		

(All Distances Are Approximate)

**3 Cromwell Houses** is pleasantly situated on the edge of the very popular and much sought after residential village of Morton on Swale, which is situated to the west of the thriving and popular market town of Northallerton. The property lies within convenient and easy commuting distance of Bedale, the A.1 and A.19 Trunk roads, Teesside, York and Darlington.

The village of Morton on Swale has local amenities extending to Village Shop, Post Office, Primary School, 2 Public Houses, locally renowned Butchers and Church at nearby Ainderby Steeple.

For a more extensive and comprehensive range of amenities and facilities, the local market towns of Northallerton and Bedale offer a full and comprehensive range of educational, recreational, and medical facilities together with twice weekly markets and interesting and varied shopping centres.

The village is ideally placed for commuting with an East Coast Main Line Train Station at Northallerton linking London to Edinburgh and bringing London within 2 ½ hours commuting time.

The A.1 and A.19 trunk roads are both within easy reach and offer good communications both north and south, linking into the main arterial roadways, bringing local, national and international centres of commerce within easy commuting distance.

International Airports can be found at Teesside, Leeds/Bradford and Newcastle

## AMENITIES

**Shooting and Fishing** - the property is attractively placed in an area renowned for its quality shoots and good fishing being within easy reach of the North Yorkshire Moors and North Yorkshire Dales and close to local rivers and ponds.

**Racing** - Thirsk, York, Ripon, Catterick, Sedgefield, Beverley and Doncaster.

**Golf** – Romanby (Northallerton), Thirsk, Bedale, Catterick, Darlington and Masham

**Schools** – the area is well served by good state and independent schools. The renowned local Primary School at Morton on Swale together with further Schools in Bedale and Northallerton. Local comprehensive schools are to be found at Northallerton and Thirsk whilst independent Schools are to be found at Yarm, Teesside High, Ripon Grammar, Polam Hall (Darlington), Ampleforth and Queen Mar's at Baldersby.

**Walking & Cycling** – the area is well served for attractive walking and cycling with some particularly attractive countryside and scenery between Northallerton and Bedale and around the village of Morton on Swale.

**Leisure Centres** – Northallerton, Bedale, Richmond and Darlington.

Additional leisure activities in and around Northallerton can be enjoyed at the local football and Rugby Clubs and a number of gyms at Northallerton and Bedale.

The property is within an hour of the North Yorkshire Moors and North Yorkshire Dales and within an hour of the Coast.

## DESCRIPTION

The property comprises a well laid out and spacious 3-bedroomed semi detached property capable of housing a family which comes with the benefit of updating and modernisation to include UPVC Double glazing and Night Storage Heaters.

Internally, the property is appointed to a good standard and presently extends to Entrance Hall, Kitchen/Diner, Sitting Room, 3 Bedrooms and Bathroom.

The property has gardens to front, laid to lawn and shrubbery with, to the side, large expanse of chippings hard standing. To the rear there is a good sized lawned garden. The property comes with the benefit of a garage with up and over door situated adjacent to the property.

## ACCOMMODATION

**Spacious Entrance Hall**  
**(12'8" x 6'8") 3.90m x 2.07m**

With cloaks hanging. Ceiling light point. Stairs to first floor.

**Sitting Room**  
**14'3" x 14'2" (4.36m x 4.33m) max into large bay.**

Feature tiled fireplace, mantle shelf and hearth. Inset open grate. Recessed chimney breast alcove. Arched display area. Night storage heater. Ceiling light point.

**Kitchen/Diner**  
**(21'10" x 9'11") 6.43m x 2.77m**

With range of base and wall cupboard, work surfaces with inset single drainer stainless steel sink unit. Space for fridge, freezers, washers etc. The Tenants will be responsible for installing suitable water connections for an auto washer if required. Feature tiled fireplace, mantle shelf and hearth and inset open grate with back boiler. Night storage heater. Space and socket for electric cooker. Kitchen is carpeted. Good dining area. Nice views out over rear garden. Two ceiling light points. Door into Under-stairs shelved pantry with light and power. Door to outside.

## FIRST FLOOR

Landing

With ceiling light point. Attic access.

### Bedroom No. 1

(14'7" x 12'2") 4.48m x 3.72m

Over-bed light pull. Ceiling light point. Night storage heater.

### Bedroom No. 2

14'6" x 10'7" (4.45m x 3.26m) max

Ceiling light point. Over-bed light pull. Night storage heater.

### Bedroom No. 3

8'10" x 8'5" (2.47m x 2.59m)

Night storage heater. Ceiling light point. Built in cloaks cupboard with cloaks hanging.

## Bathroom

Suite comprising panelled enamel bath with Triton T80SI Mains Shower over. Wall mounted wash basin. W.C. Wall mounted Dimplex heater. Wall mounted towel rail. Ceiling light point and light pull. Shelved airing cupboard with lagged cylinder and immersion heater with shelved storage over. Tiled splash back to bath and wash basin.

## OUTSIDE

Good sized gardens laid to lawn with shrub borders front and rear with concrete patio.

## GENERAL REMARKS & STIPULATIONS

### RENT

**£450.00** Per Calendar Month.

### BOND

The Tenant will be required to pay a Bond of **£700.00**. This sum will be returnable to the Tenant when he/she vacates the property provided that the Tenant has left the property in a clean and tidy condition and has not caused any damage to the property, subject to normal wear and tear and subject to all rents being paid up to date.

### AGENTS FEES

The Tenant will pay the Agent's Fees in preparing the Tenancy Agreement and Counterpart in the sum of **£176.25**.

### COUNCIL TAX

The Tenant will be responsible for paying for the Council Tax on the property. We are verbally informed by Hambleton District Council that the Council Tax Band is B.

### SERVICES

The Tenant will be responsible for paying for all mains services and fuel consumed on the property including electricity, oil, telephone etc.

## REFERENCES

The Letting Agents will require References. Seriously interested parties should contact the Letting Agents for a form (one form per single person), which is to be completed and returned to them, together with a cheque for **£30.00** per form.

## INSURANCE

The Landlord will insure the structure and the contents and the Tenant will insure his/her contents.

## PERIOD OF LETTING

6 /12 months initially on an Assured Shorthold Tenancy.

## PETS

The property is let on the condition that no animals or pets are kept on the property.

## GARDENS

The gardens are to be kept tidy throughout the Tenancy term and the Landlord reserves the right to have the gardens put back into reasonable order at the end of the term should the Tenant not have honoured their obligation to keep the gardens tidy and to charge the Tenant thereafter for this service.

## VIEWING

By appointment with Northallerton Estate Agency -  
Tel: (01609) 771959.

"Insert Map"

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#### COMMITMENT

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major important to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.

N252 Printed by Ravensworth 01670 71330