

TO LET ON ASSURED SHORTHOLD TENANCY FOR 6/12 MONTHS INITIALLY
28 GREENACRES, MORTON ON SWALE,
NORTHALLERTON DL7 9TA



**A Spacious 3 Bedroomed Detached Bungalow Situated In An
Attractive And Popular Village Location**

- UPVC Sealed Unit Double Glazing
- Night Storage Heating
- Gardens to Three Sides
- Open Views over Surrounding Countryside

RENT: £670 Per Calendar Month

28 GREENACRES, MORTON ON SWALE

SITUATION

Northallerton	4 miles	A.19	10 miles
Bedale	6 miles	Teesside	20 miles
A.1	5 miles	Darlington	20 miles
York	25 miles	Thirsk	12 miles

(All distances are approximate)

Greenacres is very attractively situated in a quiet residential area in this much sought after and highly desirable, traditional North Yorkshire village midway between the market towns of Bedale and Northallerton.

The property occupies a pleasant position in a cul-de-sac away from the main road through the village. The village of Morton on Swale is situated to the west of Northallerton and lies within convenient and easy commuting distance of Bedale, 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, renowned local Primary School, 2 Public Houses/ Restaurants, local renowned Butcher and Churches at Ainderby Steeple and Scruton.

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. Additionally via the Transpennine route that calls at this station there is direct access to Newcastle, Middlesbrough, Leeds, Manchester, Liverpool and Manchester Airport.

International Airports can be found at Teesside (30 minutes), Leeds/Bradford, Newcastle and Manchester.

This area lies between the North Yorkshire Dales and the North Yorkshire National Park where much renowned walking, riding and leisure activities can be found. In and around the village of Morton on Swale there is additionally good walking, fishing and golf is available at a number of nearby courses.

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, Sedgfield, 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, 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 brick built with clay tiled roof, three bedroomed detached bungalow residence of character and distinction situated in an attractive position in a much sought after village location. The property is within easy reach of Northallerton, Bedale, the A1, the A19 and the railway station at Northallerton together with Leeds/Bradford and Durham Tees Valley Airports.

To the front there is a tarmac driveway offering hard standing for a couple of vehicles. Gardens to three sides laid principally to lawn with mature shrubbed borders. To the rear the garden enjoys a good sized patio and uninterrupted views over surrounding farmland.

The property has UPVC sealed unit double glazing and night store heating. It has recently been redecorated and has good quality carpets throughout.

In through UPVC sealed unit double glazed front door with etched glass lights into:

ENTRANCE HALL

5' 0" x 5' 7" (1.52m x 1.70m)

Ceiling light point. Door to separate WC, with corner washbasin and tiled splash-backs.

SITTING ROOM

18' 7" x 13' 6" max (5.67m x 4.11m)

With feature Adam style fire surround with inset cut marble surround and grate. Inset electric fire. Three wall light points. Two Dimplex night storage heaters. Television point. Bay window to front. Steps up through opaque glazed multi-panelled French doors into:

DINING ROOM

7' 10" x 16' 4" (2.38m x 4.98m)

Two wall light points, coved cornice ceiling, UPVC sealed unit double glazed French doors out to rear patio and lawned garden. Dimplex night storage heater.

KITCHEN

9' 3" x 12' 3" max (2.82m x 3.74m)

Good range of base and wall cupboards, work surfaces. Inset single drainer, single bowl, stainless steel sink unit. Space and plumbing for slim-line dishwasher. There is an automatic washer in the property which will remain, but the Landlord will not take responsibility to maintain or replace it when it fails to work. Hygena Turbo deluxe cooker with 4 ring Halogen ceramic hob over. Shelved store cupboard. Tiled splash-backs. Space for fridge. Steps down into:

SECOND SITTING ROOM

9' 3" x 12' 10" (2.82m x 3.91m).

Wall light point. Ceiling light point. Night store heater. Telephone point. Built in cloaks cupboard and store cupboard. Some have shelves; some have cloaks hanging but all with cupboard storage over.

INNER HALLWAY

6' 7" x 12' 10" max (2.01m x 3.91m).

Ceiling light point with attic access. Wall mounted night storage heater. Airing cupboard which is shelved.

BEDROOM 1

9' 9" x 11' 9" (2.96m x 3.58m)

With wall mounted Dimplex heater. TV point. Built in bedroom furniture comprising two sets of double wardrobes with cloaks hanging rail and cupboard storage over. Useful four drawer chest to side. Coved cornice ceiling. Ceiling light point. Wall light point.

BEDROOM 2

11' 0" x 9' 4" (3.35m x 2.84m).

Built in bedroom furniture comprising two sets of double wardrobes with cupboard storage over and central dressing table with four drawer chest beneath. Corner shelved storage area all with covered storage over. Wall mounted Dimplex electric heater, ceiling light point, coved cornice ceiling.

BEDROOM 3

9' 0" x 9' 4" (2.74m x 2.84m).

Double wardrobe with cupboard storage over. Wall mounted Dimplex electric heater, ceiling light point, coved cornice ceiling.

BATHROOM

7' 5" x 6' 5" (2.26m x 1.96m)

With suite comprising hardwood panelled bath fully tiled around with Mira Sport electric shower over, pedestal wash basin and WC, wall mounted shaver socket, wall mounted mirror fronted bathroom cabinet, wall mounted heated electric towel rail.

OUTSIDE

Useful summer house in the corner of the garden. Open views out over surrounding countryside.

GENERAL REMARKS AND STIPULATIONS

RENT

£670 Per Calendar Month

SERVICES

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

PERIOD OF LETTING

6/12 months initially on an Assured Shorthold Tenancy.

COUNCIL TAX BAND

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

INSURANCE

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

GARDENS

The gardens are to be kept in a tidy condition throughout the tenancy term.

DECORATION

The property will be let on the understanding that no redecoration is undertaken by the Tenant without the prior consent of the Landlord.

PETS

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

REFERENCES

The Letting Agents will require references. Seriously interested parties should contact the Letting Agents for a form (one form per single person).

BOND

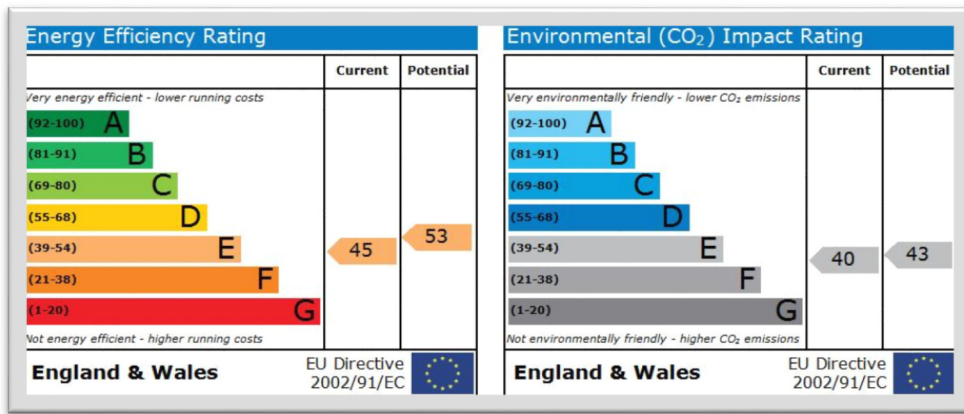
The tenant will be required to pay a bond of **£770.00**. This sum will be returnable to the Tenant when he or she vacates the property provided that the Tenant has left the property in a clean and tidy condition, and has not caused any damage to the property, subject to normal wear and tear and subject to all rents being paid up to date.

SMOKING

The Landlord requests that a no smoking policy is observed inside the house.

VIEWING

By appointment through Northallerton Estate Agency – tel. no. 01609 – 771959.



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.