

**18 JERVAULX ROAD
MORTON ON SWALE**



**AN ATTRACTIVELY PRESENTED, SUPERBLY POSITIONED 2-BEDROOMED
TRADITIONAL DETACHED BUNGALOW RESIDENCE SET ON NICE SIZED PLOT**

- Nicely Appointed Accommodation
- UPVC Sealed Unit Double Glazing
- Night Storage Heating
- Detached Garage
- Attractive Gardens to Front & Rear
- Good Sized Plot

PRICE: Offers in the Region of £175,000

18 JERVAULX ROAD, 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)

18 Jervaulx Road 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 plot, away from the main road through the village and enjoying a good outlook to the rear. 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.

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

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.

The A.1 and A.19 trunk roads are both within easy reach and offer good communications both north and south and linking into the Transpennine A.66.

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

This area lies between the North Yorkshire Dales and the North Yorks 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, 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, brick built with clay tiled roof 2-bedroomed detached bungalow residence situated in the sought after village of Morton on Swale.

Externally the property enjoys the benefit of lawned gardens to front and rear, with the front having an attractive shrubbery whilst to the rear that is accessed via gate from driveway has a nice harlequin tiled patio with low level ornamental brick wall and step up to rear garden which is lawned with post and rail fencing at the rear and superb views out over the surrounding countryside.

Internally the property enjoys the benefit of UPVC sealed unit double glazing and night storage heating. It has well laid out and spacious attractively presented accommodation with a useful additional front room suitable for dining room, study or even additional bedroom subject to Purchasers requirements.

Early inspection is essential to appreciate the property's position, presentation and outstanding views to rear.

ACCOMMODATION

In from the side off driveway through UPVC sealed unit double glazed door with central arch, opaque glazed panel and opaque glazed light to side into:

Entrance Hall

3.177m x 1.25m (10'5" x 4'1")

Half tiled. Coved ceiling. Ceiling light point. Creda night storage heater. Telephone point. Useful built in cloaks cupboard with hanging hooks and shelved storage over.

Kitchen

2.30m x 2.67m (7'7" x 8'9")

With attractive beech effect kitchen comprising good range of base and wall cupboards, granite effect work surface with inset single bowl, single drainer sink unit with mixer tap. Built in Indesit four ring Schott ceran hob with Indesit electric oven beneath. Space and plumbing for auto wash. Space for fridge freezer. Tiled splashbacks. Brushed steel Indesit extractor hood over hob with light. Ceiling light point. Tile effect floor. Good sized picture window looking out onto driveway providing a good degree of natural light.

Sitting Room

5.89m x 3.35m (19'4" x 11')

With large display bay window and ledge to front. Coved corniced. Two ceiling light points. TV point. Wall mounted Creda night storage heater. Door into:

Dining Room / Study

2.67m x 2.20m (8'9" x 7'3")

Coved ceiling. Ceiling light point. Night storage heater.

Inner Hallway

1.75m x 0.81m (5'9" x 2'8")

Attic access. Ceiling light point. Airing cupboard housing lagged cylinder with twin immersion heater and shelved storage over.

Bedroom No. 1

4.37m x 2.99m (14'4" x 9'10" max)

Coved ceiling. Ceiling light point. Creda night storage heater.

Bedroom No. 2

3.01m x 2.62m (9'11" x 8'7")

Coved ceiling. Ceiling light point. Creda night storage heater.

Shower Room

2.13m x 1.65m (7' x 5'5")

Fully to floor and walls. Good sized Lakes sliding door shower cubicle with Gainsborough 10.5 Deluxe shower. Matching duoflush WC and pedestal wash basin. Shaver mirror. Ceiling light point. Heated towel rail / radiator.

OUTSIDE

Garage

16'10" x 8'

Brick built with up and over door to front and pedestrian door to rear. Window to side. Light and power. Concrete floor. Shelving to rear.

GARDENS

Lawned gardens to front and rear, with the front having an attractive shrubbery whilst to the rear that is accessed via gate from driveway has a nice harlequin tiled patio with low level

ornamental brick wall and step up to rear garden which is lawned with post and rail fencing at the rear and superb views out over the surrounding countryside.

GENERAL REMARKS & STIPIULATIONS

VIEWING

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

SERVICES

Mains Water, Electricity and Drainage. Night storage heating.

TENURE

Freehold with Vacant Possession upon Completion.

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977.

COUNCIL TAX BAND

The Tenant will be responsible for paying the Council Tax on the property. We are verbally informed by Hambleton District Council that the Council Tax Band is **B**. The current annual charge is **£1131.64**



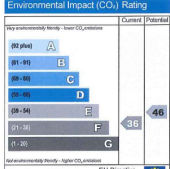
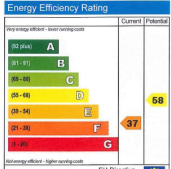
Energy Performance Certificate

18, Jernside Road
Morton on Soale
NORTHALLERTON
CU. WA. 2

Dwelling type: Detached bungalow
Date of assessment: 25-Oct-2010
Date of certificate: 27-Oct-2010
Reference number: 9891-2815-001-020-0051
Type of assessment: RdSAP, existing dwelling
Total floor area: 64 m²



This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	605 kWh/m ² per year	475 kWh/m ² per year
Carbon dioxide emissions	5.9 tonnes per year	4.8 tonnes per year
Lighting	£77 per year	£38 per year
Heating	£703 per year	£453 per year
Hot water	£233 per year	£129 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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.