

8 JERVAULX ROAD
MORTON ON SWALE DL7 9RA



**AN IMMACULATELY APPOINTED & PRESENTED 3-BEDROOMED DETACHED
BUNGALOW RESIDENCE**

- UPVC Sealed Unit Double Glazing
- Oil Fired Central Heating
- Attractively Presented Gardens
- Block Paved Hardstanding & Garage
- Walking Distance of Local Amenities
- Open Views to Rear over Countryside

Further Reduced for Quick Sale: £204,500
SERIOUS OFFERS CONSIDERED

8 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)

8 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 over open countryside. 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 an immaculately presented, well laid out and spacious 3-bedroomed detached bungalow residence situated on a good sized plot in the sought after and highly desirable residential area of Morton on Swale. The property is brick built with clay pantile roof and has UPVC sealed unit double glazing, soffit and barge boards and oil fired central heating.

Internally the property is particularly well laid out and spacious with particular features being the superb fitted living kitchen together with two good sized double bedrooms and a flexible third bedroom with French doors out to the rear garden.

The rear of the property provides an attractive backdrop to the property being a riot of colours with well laid out borders and beds, attractive central lawned garden areas, space and base for sheds and workshop and tremendous views out to the rear over open countryside.

To the front the property enjoys nicely shrubbed borders with a central lawned area together with block paved driveway and attached garage.

Early inspection is recommended to appreciate the property, its position, presentation and location within the village.

ACCOMMODATION

In under covered entrance porch into:

Entrance Hall
2.10m x 1.18m (6'11" x 3'11") max

Ceiling light point. Radiator. Door to:

Living Room

5.61m x 3.37m (18'5" x 11'1") max

Display window ledge. Double and single radiator. Coved ceiling. Two ceiling light points. TV, telephone and sky points. Feature moulded ornate fire surround, hearth and mantle shelf. Cut marble hearth and backplate. Rear panelled door gives access to:

Rear Hallway

2.33m x 1.98m (7'8" x 6'6")

Ceiling light point. Attic access. Radiator.

Dining Kitchen

4.84m x 3.78m (15'11" x 12'5") plus entrance corridor
Kitchen Area

Nicely delineated into dining / kitchen area with the kitchen having an attractive range of painted base and wall cupboards, work surfaces with inset single drainer, 1 ½ bowl enamelled sink unit with mixer tap. Built in Kompact brushed steel and glass fronted double oven and grill. Unit mounted Schott ceran four ring electric hob. Attractive harlequin tiled splashbacks. Built in Bosch dishwasher. Space and plumbing for auto wash. Built in eye level fridge. Wood effect floor. Ceiling light point. Extractor hood over hob.

Dining Area

Double radiator. Ceiling light point. This room is particularly light and airy.

Airing cupboard housing lagged cylinder with immersion heater and shelved storage over. Useful additional shelved store and cloaks cupboard.

Bedroom No. 1

3.78m x 2.76m (12'5" x 9'1")

Double radiator. Ceiling light point. Rear garden views.

Bedroom No. 2

2.54m x 3.60m (8'4" x 11'10")

Ceiling light point. Radiator. Overbed light pull.

Bedroom No. 3

2.10m x 2.86m (6'11" x 9'5")

Radiator. Ceiling light point. Sliding patio doors out to rear garden.

Bathroom

1.64m x 2.30m (5'5" x 7'7")

Attractively refurbished with Spanish slate tiled floor. Matching tiled walls. White suite comprising beech panelled bath with Bristan B104 mains power shower over bath. Fitted shower screen. Unit inset wash basin with cupboard and drawer storage beneath. Concealed cistern duoflush WC. Mirror with display shelf. Spot lighting. Inset ceiling spots. Extractor. Heated towel rail.

Integral Garage

5.13m x 2.51m (16'10" x 8'3")

Door from kitchen. Up and over door to front. Pedestrian door to rear. Light, power and water. Potterton Statesman Utility oil fired central heating boiler. Shelved storage to two sides. Oil storage tank to rear of garage.

OUTSIDE

To the front the property enjoys nicely shrubbed borders with a central lawned area together with block paved driveway and attached garage.

The rear garden has a flagged walkway with shrubbery to side and a central area of lawned garden. There is a low level ornamental stone wall with step up to further rear garden area which is lawned with pathway. Attractive mature shrub and rockery. Directly to the rear of the property are chippings with seating area. Nice views out over open countryside.

Shed

1.79m x 2.86m (5'11" x 9'5")

Presently used as workshop.

2nd Shed

1.95m x 2.49m (6'5" x 8'2")

Wooden construction with corrugated roof.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

TENURE

Freehold with Vacant Possession upon completion.

SERVICES

Main Electricity, Water and Drainage and Oil Fired Central Heating.

LOCAL AUTHORITY

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

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is C. The current annual charge is £1207.01.

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
92-100	A		Very environmentally friendly - lower CO ₂ emissions		
81-91	B		92-100	A	
69-80	C		81-91	B	
55-68	D		69-80	C	
39-54	E		55-68	D	
21-38	F		39-54	E	
1-20	G		21-38	F	
Not energy efficient - higher running costs					
Scotland			Scotland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Energy Efficiency Rating: Current 56, Potential 65
Environmental (CO₂) Impact Rating: Current 49, Potential 58



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 importance 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.