

**14 JERVAULX ROAD**  
**MORTON ON SWALE DL7 9RA**



**An Attractively Positioned 2 Bedroomed Traditional Semi Detached Bungalow on Pleasant Plot with Panoramic Views out to the Rear over Open Countryside Offered in Need of Updating and Modernisation**

- UPVC Sealed Unit Double glazing
- Nicely Laid Out Accommodation
- Gardens to Front & Rear
- Hardstanding to Side for Three Vehicles
- Detached Garage
- Semi Rural Village

**Offers in the Region of £150,000**

**OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION**

# 14 Jervaulx Road, Morton on Swale DL7 9RA

## SITUATION

Northallerton	4 miles	Bedale	6 miles
A.1	5 miles	York	25 miles
A.19	10 miles	Teesside	20 miles
Darlington	20 miles	Thirsk	12 miles
Richmond	15 miles	Catterick	13 miles

**14 Jervaulx Road at Morton on Swale** is very attractively situated in a quiet, yet very accessible position near the centre of the village within walking distance of village amenities and the locally renowned Primary School.

The property is nicely set back from the minor road through the village and this area represents an attractive residential area close to open countryside midway between the market towns of Bedale and Northallerton.

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, Darlington and York.

The village has local amenities extending to Public House/Restaurant, locally renowned Butcher, Churches at Ainderby Steeple and Scruton and the aforementioned renowned Primary School.

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 link into the A.66.

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

This area lies between the North Yorkshire Dales and the North Yorkshire Moors 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 and 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. There is a renowned local Primary School at Morton on Swale which is within walking distance of the property together with further Primary Schools at Bedale, Northallerton and Kirby Fleetham. Local

comprehensive schools are to be found at Northallerton, Bedale, Richmond and Thirsk whilst independent Schools are to be found at Yarm, Teesside High, Ripon Grammar, Polam Hall (Darlington), Ampleforth and Queen Mary'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 nicely laid out brick built with clay tile roof 2-bedroomed semi-detached bungalow situated on a nice plot with lawned gardens to front and rear together with hardstanding to side and detached garage.

The property is approached over tarmac driveway offering hardstanding for three vehicles and giving access to the detached garage. The front garden is a good sized area of lawn with shrubbed borders adjacent to the driveway and proceeding across the front of the property whilst to the rear the property enjoys a lawned garden with shrubs around with post and rail fencing allowing superb views out over the adjacent countryside.

Internally the property enjoys the benefit of UPVC sealed unit double glazing but is largely unmodernised and has tremendous scope for updating and modernisation.

The offering of **14 Jervaulx Road, Morton on Swale** represents an opportunity to acquire a traditional 2-bedroomed semi-detached bungalow in a quiet yet very accessible semi rural village location within easy and convenient commuting distance of local and national centres of commerce which has tremendous scope for updating and modernisation and refurbishment to purchasers' requirements.

Early inspection recommended. Offered chain free and available for early completion.

## ACCOMMODATION

In off driveway and up flagged steps to front door which is UPVC sealed unit double glazed with upper opaque glazed panel with glazed panels to side leading into:

### Entrance Hall

**1.04m x 2.18m (3'5" x 7'2")**

Ceiling light point. Door to cloaks cupboard. Telephone point. Door to:

### Living Room

**4.98m x 3.30m (16'4" x 10'10") plus deep bay to front**

Centre light point. Fitted fireplace with hearth mounted Dimplex electric remote control fire. TV point. Door to:

### Inner Hallway

**2.18m x 0.81m (7'2" x 2'8")**

Ceiling light point.

We are verbally informed by Hambleton District Council that the Council Tax Band is **B**. The current annual charge is **£1305.84**.

### **Kitchen**

**2.96m x 2.69m (9'9" x 8'10") max**

Range of dated base and wall cupboards, work surface with inset single drainer, single bowl stainless steel sink unit. Space and plumbing for washing machine. Space and point for electric cooker. Light point. Tiled splashback. Built in shelved storage cupboards with cupboard storage over.

### **Bedroom No. 1**

**3.93m x 3.30m (12'11" x 10'10")**

Centre ceiling light point. Window to rear overlooking garden and across to the field.

### **Bedroom No. 2**

**2.86m x 2.79m (9'5" x 9'2")**

Centre ceiling light point. Attic access.

### **Bathroom**

**1.90m x 2.00m (6'3" x 6'7")**

Dated suite comprising enamelled bath, tiled around with a Mira Sport electric shower over and fitted shower rail. Matching pedestal wash basin and duoflush WC. Wall mounted mirror fronted bathroom cabinet. Wall mounted electric heater. Shaver socket. Attic access. Ceiling light point.

### **OUTSIDE**

#### **Detached Garage**

**5.15m x 2.44m (16'11" x 8')**

Up and over door to front, pedestrian door and window to side. Concrete floor. Power. Access to rear garden.

#### **Gardens**

The property is approached over tarmac driveway offering hardstanding for three vehicles and giving access to the detached garage. The front garden is a good sized area of lawn with shrubbed borders adjacent to the driveway and proceeding across the front of the property whilst to the rear the property enjoys a lawned garden with shrubs around with post and rail fencing allowing superb views out over the adjacent countryside.

### **GENERAL REMARKS & STIPULATIONS**

#### **VIEWING**

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

#### **TENURE**

Freehold with Vacant Possession upon completion.

#### **SERVICES**

Mains Electricity, Water and Drainage.

#### **LOCAL AUTHORITY**

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

#### **COUNCIL TAX BAND**





**COMMITMENT**

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- 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.