

S.4787

DEAUVILLE, 22 JERVAULX ROAD
MORTON ON SWALE, NORTHALLERTON DL7 9RA



An Attractively Presented, Well Laid Out & Spacious 2-Bedroomed Semi Detached Bungalow in Sought After Semi Rural Village with Views to Rear over Adjacent Countryside Within Easy Travelling Distance of Northallerton, Bedale and the A.1 Trunk Road

- UPVC Sealed Unit Double Glazing
- Electric Economy 7 Heating & Hot Water
- Detached Garage
- Substantial DG Conservatory to Rear
- Low Maintenance Gardens Front & Rear
- Within Walking Distance of Local Amenities

Price: Offers in the Region of £185,000

Deauville, 22 Jervaulx Road, Morton on Swale, Northallerton 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
Ripon	15 miles		

22 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 2-bedroomed semi detached bungalow residence facing onto open fields at the rear. The property is brick built, part rendered to the front with clay pantile roof, UPVC sealed unit double glazed windows and doors and Economy 7 night storage heating and hot water.

Internally the accommodation is well laid out and spacious and attractively presented and has benefitted from a quality refurbishment of the bathroom.

Externally the property to the front enjoys a raised stone flagged patio with central shrubbery with a number of established shrubs. At the side of the property is a tarmac driveway giving access up the side of the property to the detached brick built garage. At the rear there is a double glazed conservatory on a brick base and looking out onto the rear garden which is low maintenance, raised flagged patio with mature shrub borders arranged around this, apple tree to the rear and views out over the surrounding countryside across arable fields. To the rear of the garage is Greenhouse and the property benefits from an outside tap.

The offering of the property presents an opportunity to acquire a good sized bungalow in a sought after village location which is close to local amenities which enjoys a nice semi rural position. Early inspection recommended.

ACCOMMODATION

In the front into:

Entrance Vestibule
1.70m x 1.37m (5'7" x 4'6")

UPVC sealed unit double glazed to three sides. Upper glazed entrance door. Flush mounted ceiling light point. In through multi paned opaque glazed door with opaque glazed light to side into:

Entrance Hall
2.13m x 1.01m (7' x 3'4")

With ceiling light point. Door to a cloaks cupboard with shelving and hanging hooks. Door from Hallway to:

Living Room**4.98m x 3.32m (16'4" x 10'11") plus bay window to front**

Coved ceiling with centre ceiling light point. Wall mounted Creda night storage heater. Feature fireplace comprising carved light oak surround and mantel shelf. Cut marble hearth and backplate. Hearth mounted flame effect electric fire. TV, telephone and Sky points. Door at the rear into:

Rear Hallway**2.18m x 0.83m (7'2" x 2'9")**

Ceiling light point. Door to:

Kitchen**2.66m x 2.96m (8'9" x 9'9") plus wall length fitted cupboards.**

Main kitchen area enjoys a good range of base and wall cupboards, work surfaces with tiled splashbacks and having inset 1 ½ bowl single drainer moulded sink unit with mixer tap over. Space and point for electric cooker. Space and plumbing for washing machine. Space for under unit fridge. Unit matched extractor over cooker. Inset ceiling light spots. Telephone point. Bank of unit matched additional storage cupboards built in to useful recess. UPVC full height door out with central opaque glazed panel. Additional window giving a high degree of natural light.

Bedroom No. 1**3.93m x 3.32m (12'11" x 10'11")**

With centre ceiling light point. Wall mounted Creda night storage heater. Good range of fitted wardrobes. Twin windows at rear looking out into Conservatory and across open farmland providing a high degree of natural light.

Bedroom No. 2**3.05m x 2.79m (10' x 9'2") including entrance recess**

With built in shelved storage cupboard with adjacent double wardrobe with cupboard storage over. UPVC sealed unit double glazed door to rear with upper clear panel giving access out to the conservatory. Creda night storage heater. TV point.

Conservatory**5.74m x 2.86m (18'10" x 9'5") max**

On a brick base with double glazed units. Double glazed ceiling. Two wall light points. Full height French doors out to rear patio and gardens. Power points. Fitted blinds and roof light.

Bathroom**1.85m x 1.98m (6'1" x 6'6")**

Enjoying a white suite comprising a panelled bath with mixer tap. Shower panelled around with fitted pivoting shower screen. Wall mounted Mira sport electric shower with extractor and spots over. In the main area is a unit inset wash basin with mixer tap over with adjacent concealed cistern WC. Fully tiled walls to two sides. Wall mounted Dimplex electric heater. Wall mounted chrome electric towel rail. Flush mounted ceiling light point.

Gardens

The property to the front enjoys a raised stone flagged patio with central shrubbery with a number of established shrubs. At the side of the property is a tarmac driveway giving access up the side of the property to the detached brick built garage. At the rear there is a double glazed conservatory on a brick base and looking out onto the rear garden which is low maintenance, raised flagged patio with mature shrub borders arranged around this, apple tree to the rear and views out over the surrounding countryside across arable fields. To the rear of the garage is Greenhouse and the property benefits from an outside tap.

Garage**2.74m x 5.49m (9' x 18')**

Up and over door to front. Pedestrian door to side. Light and power.

Greenhouse**2.03m x 1.67m (6'8" x 5'6")**

On a flagged base.

GENERAL REMARKS & STIPULATIONS**VIEWING**

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

TENURE

Freehold with Vacant Possession upon completion.

SERVICES

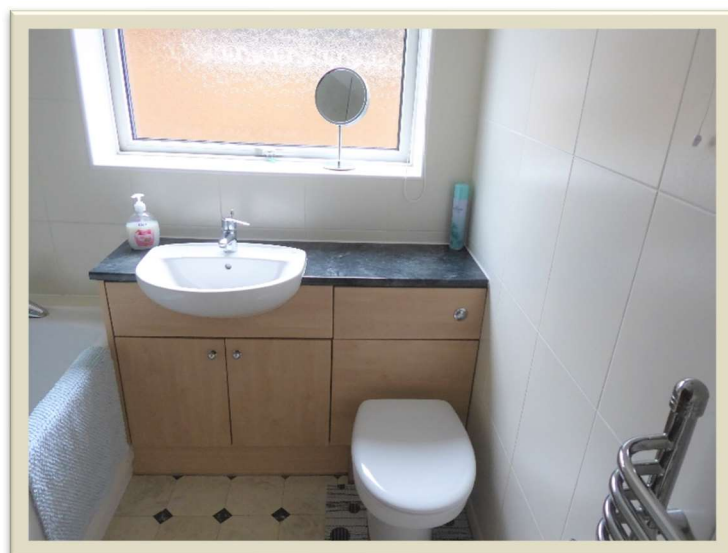
Mains Electricity, Water and Drainage. Economy 7 Heating and Hot Water.

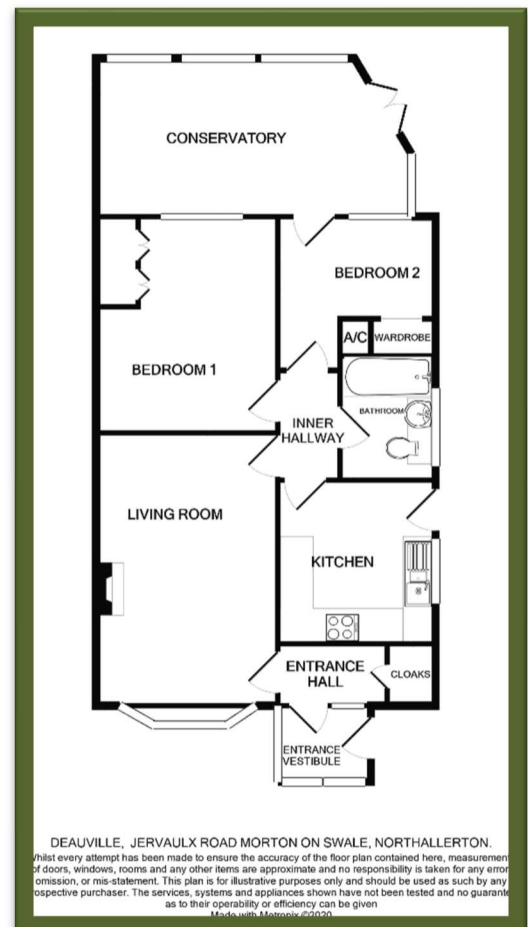
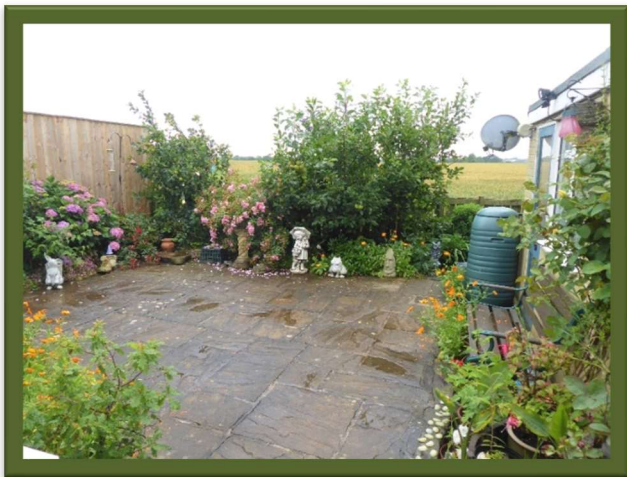
LOCAL AUTHORITY

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 **B**. The current annual charge is **£1439.02**.





COMMITMENT

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- 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.
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- 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.

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