



SOUTH VIEW, MORTON ON SWALE, DL7

OFFERS IN THE REGION OF £165,000



Northallerton
Estate Agency



South View

Morton On Swale, DL7

A WELL LAID OUT, RECENTLY REFURBISHED, TRADITIONAL 2-BEDROOMED MID TERRACED COTTAGE IN SOUGHT AFTER & CONVENIENT VILLAGE LOCATION

- Recently Refurbished
- Good Sized Garden to Rear
- Quality Fitted Kitchen & Bathroom
- Large Living Room
- Mains Gas Central Heating
- Off Road Parking Spaces
- Feature Fire Place
- Chain Free



Lounge/Diner

20'8" x 12'0"

Nicely split into dining and sitting areas with the dining area having radiator, two wall light points and telephone points together with a beamed ceiling. The sitting room area enjoys feature tiled fireplace with inset electric fire.

Kitchen

15'7" x 6'3"

With a range of light, beech fronted base and wall cupboards. Granite effect work surfaces with inset single drainer, single bowl sink unit with mixer tap over. Inset Lamona brushed steel four ring gas hob and a brushed steel and glass oven / grill. Space and plumbing for washer. Space for fridge freezer. Brushed steel extractor over hob. Tiled splashbacks. Double radiator. Ceiling light point. Central beam. Telephone point. Stairs to first floor with understairs storage cupboard and recess.

First Floor Landing

7'8" x 3'2"

Boiler cupboard housing a Remeha mains - gas fired condensing combi boiler. Attic access.

Bedroom No. 1

12'4" x 12'0"

Ceiling light point. Overbed light pull. Radiator. Beam.

Bedroom No. 2

12'2" x 7'4"

Ceiling light point. Radiator.

Bathroom

6'8" x 5'9"

Fully tiled walls. White suite comprising panelled bath with Redring Active plus electric shower over. Fitted shower screen. Matching pedestal wash basin and Duoflush WC. Radiator. Shaver light and socket.

General Remarks & Stipulations

VIEWING

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

SERVICES

Mains Water, Electricity, Mains Gas and Drainage.

COUNCIL TAX BAND

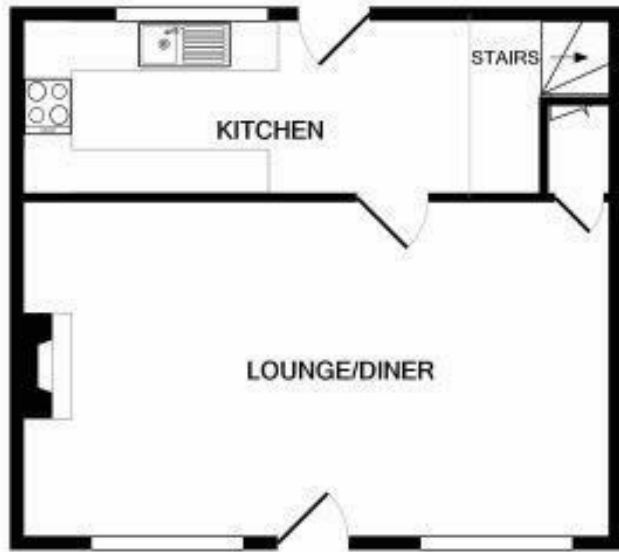
Council Tax Band is Band B.

RIGHTS OF WAY

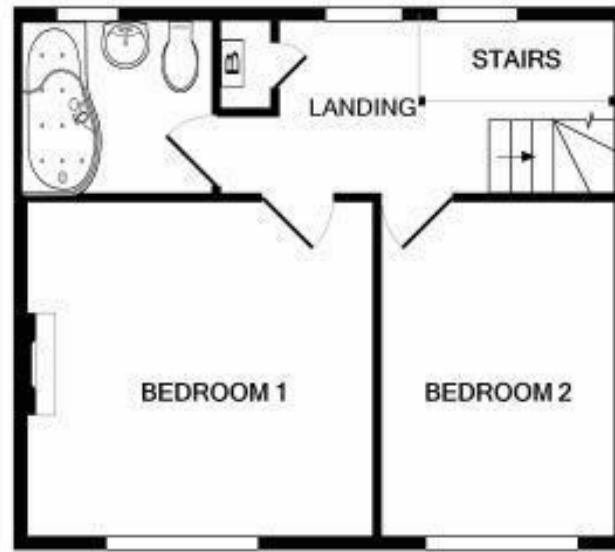
The property has a right of way over the neighbouring property for pedestrian access to the property and additionally there is further pedestrian access across the rear of the property to number three.



Call us to arrange a viewing on **01609 771959**



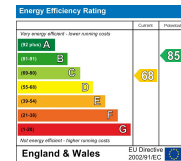
GROUND FLOOR



1ST FLOOR



SOUTH VIEW, MORTON ON SWALE, NORTHALLERTON, NORTH YORKSHIRE
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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.

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