

S.4518

2 SOUTH VIEW
MORTON ON SWALE, NORTHALLERTON DL7 9QP



A Well Laid Out & Spacious, Traditional 2-Bedroomed Mid Terraced Cottage in Sought After & Convenient Village Location

- UPVC Sealed Unit Double Glazing
- LPG Central Heating
- Patio & Good Sized Garden to Rear
- Two off Road Parking Spaces
- Quality Fitted Kitchen & Bathroom
- Very Convenient for A1, Bedale & Northallerton

Offers in the Region of £170,000

CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

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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
Catterick	8 miles Ripon	17 miles

(All distances are approximate)

2 South View is situated in a the highly sought after village of Morton on Swale midway between the market towns of Bedale and Northallerton and within walking distance of good 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 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 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 York 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 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

2 South View comprises a traditional brick built with pantile roof 2-bedroomed mid terraced cottage property enjoying the benefit of UPVC sealed unit double glazing and LPG gas central heating. Internally it enjoys well laid out and spacious 2-bedroomed accommodation with large open plan living room having separately designated sitting and dining areas together with a quality fitted kitchen on the ground floor, whilst to the first floor there is a good sized double bedroom, a generous single and quality fitted bathroom with electric shower over bath.

Externally the property is approached from the front up stone steps whilst to the rear there is a natural laid stone flagged patio opening out onto good sized rear lawn which are enclosed with post and plank and hedged boundaries. The property has a gated access at the rear allowing vehicular access into the garden area where an additional parking space has been provided and there is one further off road parking space outside the garden.

ACCOMMODATION

In through UPVC sealed unit double glazed front door with upper glass light into:

Lounge / Diner

6.32m x 3.66m (20'9" x 12')

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. Two wall light points. TV point. Door to:

Kitchen

4.77m x 1.93m (15'8" x 6'4")

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.

Stairs to First Floor with painted balustrade and spindles. Picture window. Light point.

First Floor Landing

2.35m x 0.98m (7'9" x 3'3") plus recess 3' x 2'9"

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

Bedroom No.1

3.76m x 3.66m (12'4" x 12')

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

Bedroom No. 2

3.73m x 2.25m (12'3" x 7'5")

Ceiling light point. Radiator.

Bathroom

2.05m x 1.77m (6'9" x 5'10")

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, Gas and Drainage.

COUNCIL TAX BAND

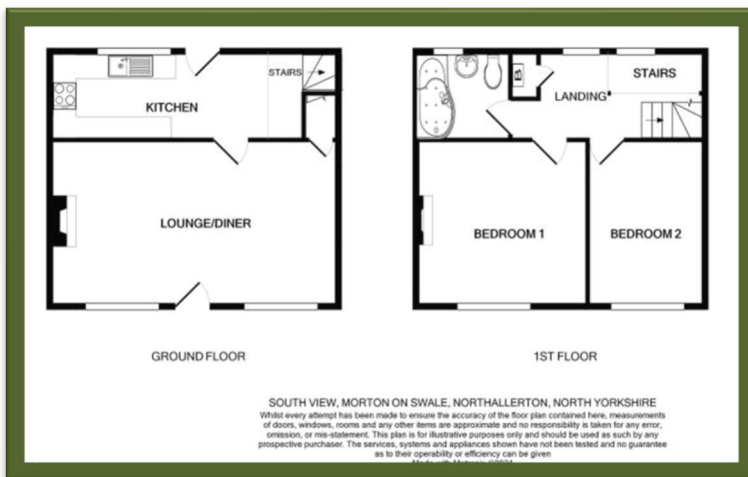
We are verbally informed by Hambleton District Council that the Council Tax Band is Band **B**.

LOCAL AUTHORITY

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

RIGHTS OF WAY

The property enjoys 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.



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.