

S.4967



# Northallerton Estate Agency

**EAST END HOUSE  
MORTON ON SWALE, NORTHALLERTON DL7 9QS**



**A Substantial Well Laid Out & Spacious 3 – 4 Bedroomed Detached  
Village Residence of Character and Distinction in Sought After &  
Convenient Village Location**

UPVC Sealed Unit Double Glazing  
Oil Fired Central Heating  
Extensive Hardstanding to Front & Side

Raised Attractive Private Rear Gardens  
Quality Fitted Kitchen & Bathroom  
Planning Permission & Base for Double Garage

**Price: Offers in the Region of £325,000**

# East End House, Morton on Swale, Northallerton DL7 9QS

## 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)

**East End House** is attractively situated adjacent to the minor road through from Ainderby Steeple to Bedale midway between the market towns of Northallerton and Bedale within walking distance of good location amenities extending to village shop, renowned Primary School, Public House/Restaurants, locally renowned butcher and Churches at Ainderby Steeple and Scruton.

The property is within easy travelling distance of Northallerton and Bedale where a full a comprehensive range of educational, recreational and medical facilities are to be found together with twice weekly markets 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, the A.1 and A.19 trunk roads, Teesside, Darlington and York.

There is a main line train station at Northallerton linking London to Edinburgh and bringing London within 2 ½ hours commuting time.

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.

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 substantial detached three bedroomed residence at the entrance to Morton on Swale within easy reach of the village centre and Ainderby Steeple. The property is close to the local amenities within these villages and include a Public House and Church at Ainderby Steeple.

## DESCRIPTION

The property is brick built and rendered with UPVC sealed unit double glazed windows and doors and a pantile roof. It enjoys substantial gardens to rear. To the front in onto a tarmacadam and flagged hardstanding offering parking for vehicles and to the side of the property is an additional concrete and flagged hardstanding giving access through double gates to the rear and additionally there is a pedestrian gate with substantial area of chippings.

The rear gardens are nicely arranged behind stone retaining walls which extend around to the rear and side and there is space for a double garage, the building of which has commenced up to DPC level. Steps up to lawned garden with numerous trees. Summer House. Hedge boundaries to two sides, post and panel to the other.

## ACCOMMODTION

Flagged walkway to the front door and flagged step up to:

### Covered Entrance

In through composite front door with upper leaded and etched glass panels. Outside light.

### Entrance Hall

**5.71m x 2.10m (18'9" x 6'11")**

With an attractive natural terracotta tiled floor. Coved ceiling. Light point. Double radiator. Telephone point. Stairs to first floor.

### Lounge

**6.20m x 4.29m (20'4" x 14'1")**

Coved ceiling. Attractive porthole window and bay window to front. TV and Sky points. Two double radiators. Feature fireplace comprising painted and carved surround with a quarry tiled hearth. Inset cast fire surround and basket grate. Three wall light points. Ceiling light point. French doors to:

### Sun Room

**3.83m x 1.85m (12'7" x 6'1")**

Attractive tiled floor. Monopitch ceiling. Windows to two sides providing ample natural light. Double radiator. Power points. Great views onto rear garden.

### Kitchen / Diner

**5.66m x 3.83m (18'7" x 12'7")**

Range of cream modern base and wall cupboards with brushed steel door furniture. Wooden work surfaces with inset twin drainers and an inset Belfast sink with mixer tap. Space for range with Stoves extractor over cooker. Built in dishwasher, fridge and freezer with unit matched doors to front. Shelved glass fronted display cabinet. Inset ceiling light spots. Continuation of the attractive terracotta tiled floor.

Dining area – radiator. Inset ceiling light spots. TV point. Large double-glazed window to rear. Rear double-glazed stable door which gives access out to:

**Utility & Boot Room****3.20m x 1.69m (10'6" x 5'7")**

Tiled floor. Double glazed windows to two sides providing for a nice degree of natural light. Rear double-glazed door out to rear. Recessed utility area with space and plumbing for washing machine. Shelf for dryer.

**Downstairs WC****1.57m x 0.81m (5'2" x 2'8")**

Duoflush WC. Wall mounted wash basin with tiled splashback. Heatstore water heater. Flush mounted ceiling light point. Extractor.

From the Entrance Hall are:

**Stairs to First Floor**

Stained and polished pine balustrade and spindles leading up to:

**First Floor Landing****5.45m x 1.01m (17'11" x 3'4")**

Coved ceiling. Ceiling light point.

**Potential Office/ Occasional Bedroom****2.56m x 1.44m (8'5" x 4'9")**

Window.

**Bathroom****2.86m x 2.38m (9'5" x 7'10")**

Attractive white suite comprising panelled bath which is half tiled around. Fully tiled shower cubicle with curved shower doors and thermostatically controlled mains bar shower. Matching pedestal wash basin and WC. Inset ceiling light spots. Inset ceiling extractor. Shaving mirror. Radiator. Heated towel rail.

**Bedroom No. 2****3.17m x 3.20m (10'5" x 10'6") plus wall length wardrobing.**

Coved ceiling. Centre ceiling light point. Double radiator. Wall length storage comprising shelved storage and wardrobes with hanging and storage over.

**Bedroom No. 3****3.32m x 3.10m (10'11" x 10'2")**

Coved ceiling light point. Radiator. Built in wardrobe having hanging rail and shelved storage over. Views out over rear gardens.

**Master Bedroom****3.47m x 4.37m (11'5" x 14'4")**

Coved ceiling. Ceiling light point. TV point. Windows to front and rear providing natural light.

**Gardens**

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**GENERAL REMARKS & STIPULATIONS****VIEWING**

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

**SERVICES**

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

**COUNCIL TAX BAND**

We are verbally informed by North Yorkshire Council that the Council Tax Band is Band F.

**LOCAL AUTHORITY**

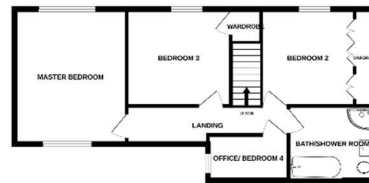
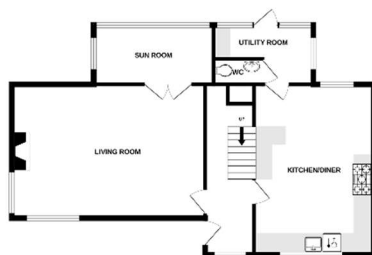
North Yorkshire Council.





GROUND FLOOR

1ST FLOOR



MORTON ON SWALE, NORTHALLERTON, NORTH YORKSHIRE

While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown here may not be tested and no guarantee as to their condition or efficiency can be given.  
Made with AutoCAD 12/2013

**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.