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## Northallerton Estate Agency

**4 GREENACRES**  
**MORTON ON SWALE, NORTHALLERTON DL7 9TA**



**An Attractively and Conveniently Positioned Two Bedroomed Detached Bungalow  
Residence on Good Sized Plot in Much Sought After & Highly Desirable North  
Yorkshire Village Location Close to Attractive Open Countryside**

UPVC Sealed Unit Double Glazing  
Gas Fired Central Heating  
Generously Proportioned Accommodation

Detached Garage  
Gardens to Front, Side & Rear  
Double Glazed Conservatory

**Offers in the Region of £300,000**

**OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION – EPC RATING**

# 4 Greenacres, Morton on Swale, Northallerton DL7 9TA

## 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
Ripon	18 miles	Newcastle	56 miles
(All distances are approximate)			

**Greenacres** is very attractively situated in a quiet residential area in this much sought after and highly desirable, traditional North Yorkshire village midway between the market towns of Bedale and Northallerton.

The property occupies a very pleasant position nicely set back from the main road through the village. 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 of Morton on Swale has local amenities extending to Village shop, Post Office, renowned local Primary School, Public Houses/ Restaurants and Churches at Ainderby Steeple and Scruton.

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.

International Airports can be found at Teesside (30 minutes), Leeds/Bradford, Newcastle and Manchester.

This area lies between the North Yorkshire Dales and the North Yorkshire 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.

## DESCRIPTION

The property comprises a substantial, brick built with clay tile roof, detached, two bedroomed bungalow residence (previously three bedrooms), situated in a quiet, yet very accessible position.

To the front the property enjoys attractive lawned gardens with a central shrubbery, hedged boundaries to either side and post and plank on the southern boundary. There is a concrete pathway to the front door which continues round to the side where there is a concrete flagged pathway continuing down the side of the property which is grass edged with a shrub backing. At the rear there is a particularly attractive and extensive laid Indian stone flagged patio and seating area which is very nicely screened behind hedging to two sides and post and plank to the rear. There is a gated access to the side and also has door into the detached garage.

Internally the property enjoys the benefit of well laid out and spacious, immaculately appointed two bedroomed accommodation which has previously been three bedrooms and could be returned to three subject to purchasers requirements. It enjoys the benefit of wood effect UPVC sealed unit double glazing and gas fired central heating together with UPVC gutters, soffits and down pipes. At present it has a particularly attractive quality fitted kitchen diner, extensive sitting room, two double bedrooms and attractive conservatory to rear and is completed with a quality fitted bathroom with electric shower over bath.

The offering of **4 Greenacres** presents the all too rare opportunity for the discerning purchaser to acquire a substantial, immaculately appointed, superbly positioned bungalow residence in a highly sought after location, which enjoys particularly good access to good transport networks.

Early inspection recommended.

## ACCOMMODATION

In through UPVC sealed unit double glazed front door with upper leaded and etched glazed panel into:

### Entrance Hall

**1.52m x 1.37m (5' x 4'6")**

With a coved ceiling. Centre ceiling light point. Radiator. BT Openreach point, telephone and internet point. Door to:

### Cloakroom

**1.34m x 1.54m (4'5" x 5'1")**

With fully tiled to one wall with a duoflush WC and a unit inset wash basin with cupboard storage beneath. Radiator. Ceiling light point. Opaque glazed window to side.

Door from Entrance Hall gives access into:

### Sitting Room

**5.35m x 3.66m (17'7" x 12') plus half height display bay window to front.**

Coved ceiling. Two ceiling light points. Double radiator. TV point. Feature fireplace comprising beech surround and mantel shelf with a cut marble hearth and backplate and at present a hearth mounted electric fire. Multi paned door leading to rear Hallway. Multi paned door leading to:

### Kitchen/Diner

**3.17m x 5.51m (10'5" x 18'1")**

Nicely delineated into kitchen and dining areas with the kitchen enjoying an attractive range of light oak base and wall cupboards, granite effect work surfaces with inset single drainer, single bowl moulded sink unit with quality mixer tap over. Inset four ring NEFF ceramic electric hob with brushed steel and glass oven and grill beneath. Space and plumbing for washing machine. Space for additional appliance. Built in unit matched door front fridge. Tiled splashbacks. Unit matched leaded glass fronted display cabinets. Coved ceiling with inset ceiling light spots. Tiled floor. Double glazed door out to side with central etched glass panel.

Flooring continues into the dining area where there is a coved ceiling and ceiling light point together with double radiator. Window to side.

### Rear Hall

**2.74m x 0.83m (9' x 2'9")**

Coved ceiling. Ceiling light point. Attic access. Door to cloaks cupboard. Door to:

### Bedroom No. 1

**2.99m x 4.27m (9'10" x 14')**

Coved ceiling. Ceiling light point. Double radiator. Telephone point

**Bathroom****2.61m x 2.74m (8'7" x 9') max**

Fully tiled to one wall, half tiled to remainder with a contrasting tiled floral dado rail. Coloured suite comprising pine panelled bath, which is fully tiled around with a wall mounted Mira Sport electric shower. Matching pedestal wash basin and WC. Shaver mirror and light to rear of wash basin. Double radiator. Flush mounted ceiling light point. Extractor over bath. Door to boiler cupboard housing a Baxi 600 condensing combi gas fired central heating boiler with shelved storage below.

**Bedroom No. 2****3.01m x 3.68m (9'11" x 12'1")**

Coved ceiling. Centre ceiling light point. Double radiator. Sliding fully height patio doors out to:

**Conservatory****2.49m x (8'2" x**

On a brick base with upper double glazed panels. Clear glass roof. Double radiator. Wall light point. Full height French doors out to rear patio and garden.

**Garage****5.18m x 2.38m (17' x 7'10")**

Brick built with a monopitch felt roof. Concrete floor. It has UPVC sealed unit double glazed window and door to side. Electrically operated up and over roller shutter door to front. Light and power.

**Gardens**

The front is lawned with a central shrubbery. It has hedged boundaries to either side and post and plank on the southern boundary. There is a concrete pathway to the front door. On the other side there is a concrete flagged pathway that continues around the property which is grass edged with a shrub backing. At the rear there is an extensive Indian stone flagged patio and seating area which is very nicely screened behind hedging to two sides and post and plank to the rear. There is a gated access to the side and also has door into the garage.

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

By appointment through Northallerton Estate Agency – tel. no. 01609 – 771959.

**TENURE**

Freehold with vacant possession upon completion.

**SERVICES**

Mains Water, Electricity and Drainage. Oil fired central heating.

**COUNCIL TAX BAND**

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

**EPC RATING -**







## GROUND FLOOR



GREENACRES, MORTON ON SWALE, NORTHALLERTON

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

N252 Printed by Ravensworth 01670 71330