



Nodding Garth

Back Lane, Morton On Swale, Northallerton, DL7 9RL

youngsRPS 

**Nodding Garth
Back Lane
Morton On Swale
Northallerton
DL7 9RL**

Guide Price: £235,000

A well-presented two bedroom detached dormer bungalow located down a private lane in the popular village of Morton on Swale. The property briefly comprises a living room, dining kitchen, downstairs WC, two bedrooms and house bathroom. Externally there is a low maintenance rear garden and large car port.

- Detached Dormer Bungalow
- Two Double Bedrooms
- Low Maintenance Rear Garden
- Car Port
- Popular Village Location



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The property is accessed via a composite door into a tiled entrance hall with door to downstairs WC. To the left is a living room with windows to the front and side and French doors out to the rear garden. There is a gas fire with stone surround and hearth. The kitchen diner comprises wooden wall and floor units with laminate worktops, 1 1/2 bowl stainless sink and drainer and windows to the front, side and two to the rear. Integrated appliances include a fridge and freezer and there is also a freestanding gas and electric cooker and plumbing for a washing machine. There is ample space for a dining table and chairs, an under stairs cupboard and stairs to the first floor.

The property boasts two double bedrooms one with fitted wardrobes and bedroom 2 with walk in wardrobe/ office space. The house bathroom comprises a white suite including bath with shower over, WC, pedestal wash hand basin, towel radiator and Velux window.

The low maintenance rear garden is enclosed in timber fencing with a paved patio area and raised brick borders with mature plants and flowers. There is a large timber shed with electric power and side gate leading to a large car port with space to park two vehicles. The property is accessed via Back Lane.

LOCATION Morton on Swale is a popular village located on the main A684 trunk road between Northallerton & Bedale & within

easy reach of the A1 & mainline station. The village has a shop, pub, regular bus service & well-regarded primary school.

SERVICES Mains water, drainage & electric. Gas central heating.

CHARGES North Yorkshire Council Tax Band C.

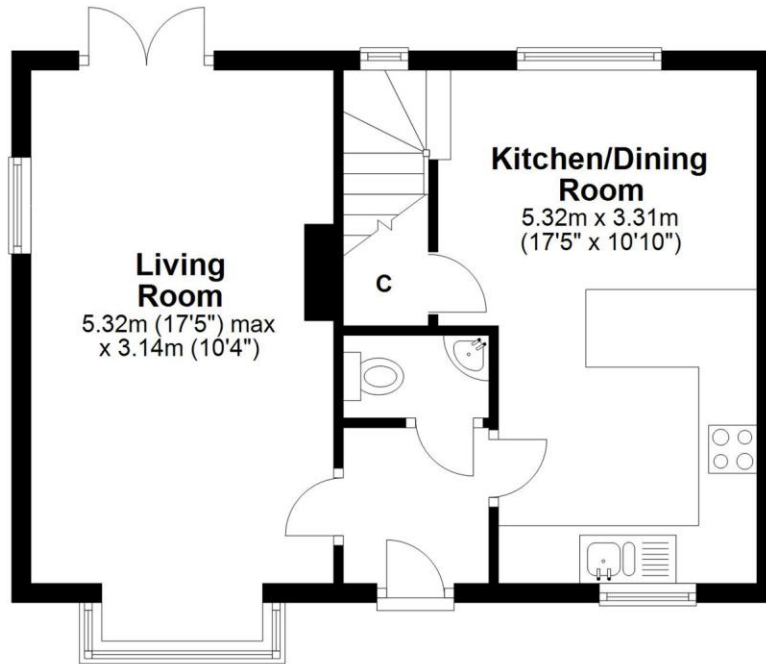
TENURE It is understood that the property is Freehold.

AGENT'S NOTES Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.

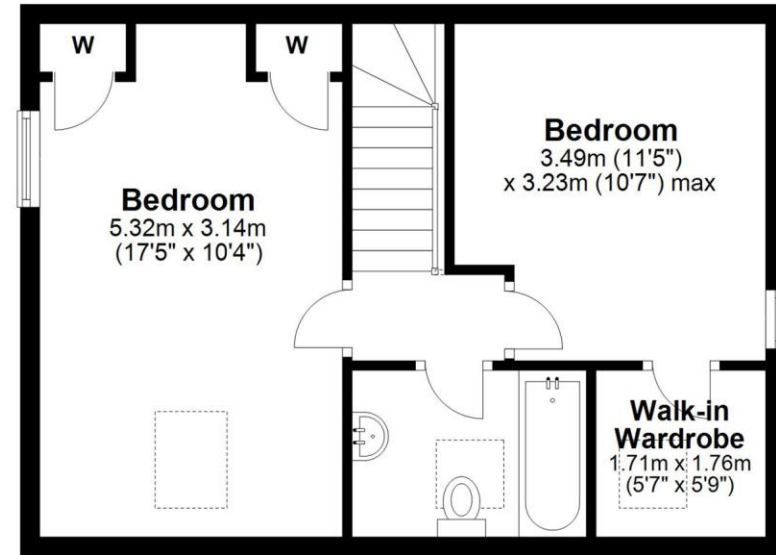
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Back Lane Morton on Swale

Total area: approx. 80.6 sq. metres (867.0 sq. feet)



Ground Floor



First Floor

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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