



**Green Acres**

Morton On Swale, Northallerton, DL7 9TA

**youngsRPS** 



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Northallerton  
DL7 9TA**

**Offers Over: £400,000**

A generously proportioned Detached Bungalow comprising approx 1800 sq ft located at the head of a quiet cul de sac in the sought after village of Morton on Swale. The property briefly comprises a spacious L-shaped living/dining room, modern kitchen, three double bedrooms, two contemporary bathrooms, home office and conservatory. Externally there is a large driveway, double garage and private gardens.

- Spacious Detached Bungalow
- Three Bedrooms
- Modern Kitchen and Bathrooms
- Private Rear Garden
- Detached Double Garage & Driveway



**Northallerton 01609 773004**







The property is accessed via a composite front door into a spacious entrance porch with lino flooring, plumbing for a washing machine and door into the hallway. The generous hallway leads to a fabulous open plan living/dining room with sliding doors to the rear garden, two bay windows to the front and a multi fuel stove in inglenook fireplace with brick surround and tiled hearth. The contemporary kitchen comprises sage green wall and floor units, contrasting worktops with a 1 1/2 bowl sink and drainer, electric stove with induction hob and extractor over. There is an integrated fridge, space for a wine fridge, plumbing for a dishwasher and a breakfast bar.

Accessed via the hallway are three double bedrooms, two of which boast fitted wardrobes. There is also two large storage cupboards and access to the part boarded loft space with pull down ladder and power. The main bathroom is beautifully presented and comprises a free-standing roll top bath, double shower enclosure, wash hand basin with vanity units below, WC and heated towel rail. There is Aspen Wenge wood effect ceramic tiled flooring and part tiled walls. The shower room comprises a bespoke wash hand basin with vanity unit below, double shower enclosure, WC, part tiled walls, Amtico flooring and a heated towel rail.

Accessed off a inner hallway is a home office with window to the rear and a bright conservatory overlooking the rear garden.

To the front of the property there is a long tarmac driveway with low level wrought iron gates and fencing. The front garden is mainly laid to lawn with mature shrub and flower borders. The driveway leads to a detached double garage with electric power and light.

The private side garden is mainly laid to lawn with a generous paved patio area perfect for alfresco entertaining. There is a hedge and timber fence boundary with gate to the front, timber store shed and mature trees. The rear of the property is laid mainly to decorative gravel with raised herb garden and patio area. There is also a gate opening to a public lane leading to the village centre.

**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.

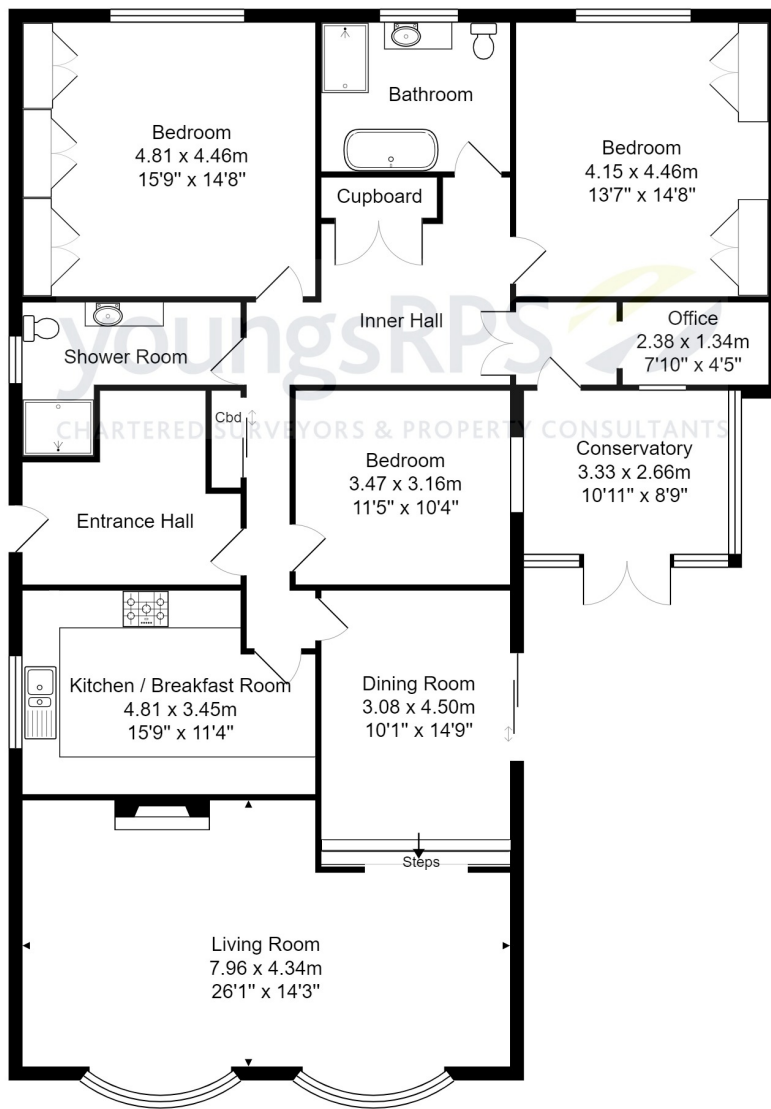
**CHARGES** North Yorkshire Council Tax Band E.

**TENURE** It is understood that the property is Freehold.

**VIEWINGS** Strictly by appointment only.

**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.





All measurements are approximate and for display purposes only.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 69 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**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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