



## 2 Dales View

Morton On Swale, Northallerton, DL7 9NZ

youngsRPS 

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**Guide Price: £375,000**

A rare opportunity to purchase this attractive family home on a sought after cul-de-sac located in the popular village of Morton on Swale. This detached home, built by Yorvik Homes, offers spacious accommodation including living room, open plan kitchen/dining/family room, downstairs WC, four bedrooms and two bathrooms. There are gardens to front and rear, single garage and open countryside views.

- Detached Family Home
- Superb Kitchen/Dining/Family Room
- Four Bedrooms
- Two Bathrooms
- Open Countryside Views

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Northallerton 01609 773004





This lovely family home is accessed via a composite front door into entrance hallway with stairs rising to the first floor, door to integral single garage and further door to the downstairs WC. To the left is a spacious living room with bay window to front and decorative fireplace. A superb open plan kitchen/dining/family room can be found to the rear of the property with bi-folding doors to the rear garden. The kitchen comprises cream wall and floor units, contrasting laminate worktops and 1 1/2 bowl sink and drainer. There are high quality fittings including an integrated double oven, induction hob with extractor over and dishwasher along with plumbing for a washing machine and space for a tall fridge freezer. A cupboard provides an additional useful storage space. The dining/family area is generous and allows ample room for a dining table and seating area.

Upstairs there are four well-proportioned bedrooms accessed off the spacious landing with airing cupboard and access to the loft space with pull down ladder and light. The master bedroom enjoys fitted wardrobe space and an ensuite shower room including enclosure, WC and pedestal wash hand basin. The remaining bedrooms are serviced by the family bathroom which comprises panel bath with shower over, WC and wash hand basin. The two rear bedrooms enjoy far reaching views across open countryside.

The rear garden is laid mainly to lawn with attractive paved patio area and raised decking, perfect for outdoor entertaining. Mature

plants and shrubs can be found in raised planters and there is access to the front via a side gate.

The front garden is laid to decorative gravel and mature trees and plants, for ease of maintenance. A brick paved driveway affords off street parking for two vehicles and leads to the integral single garage with up and over door, electric power and light.

**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. Solar panels are owned outright by the property and generate an income of approx. £600 per annum.

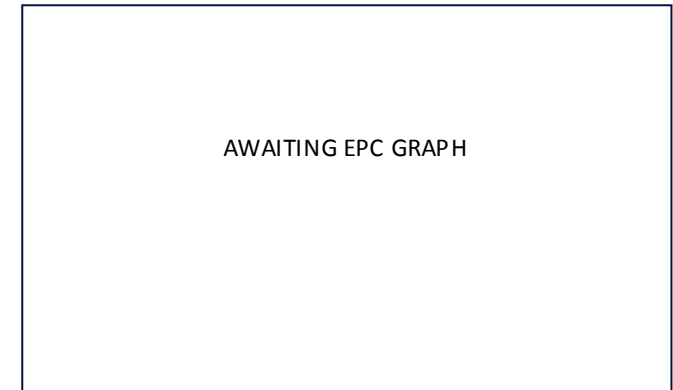
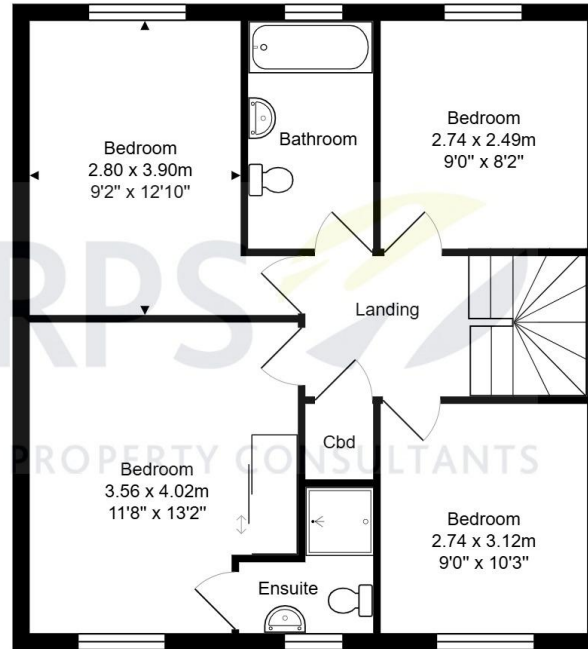
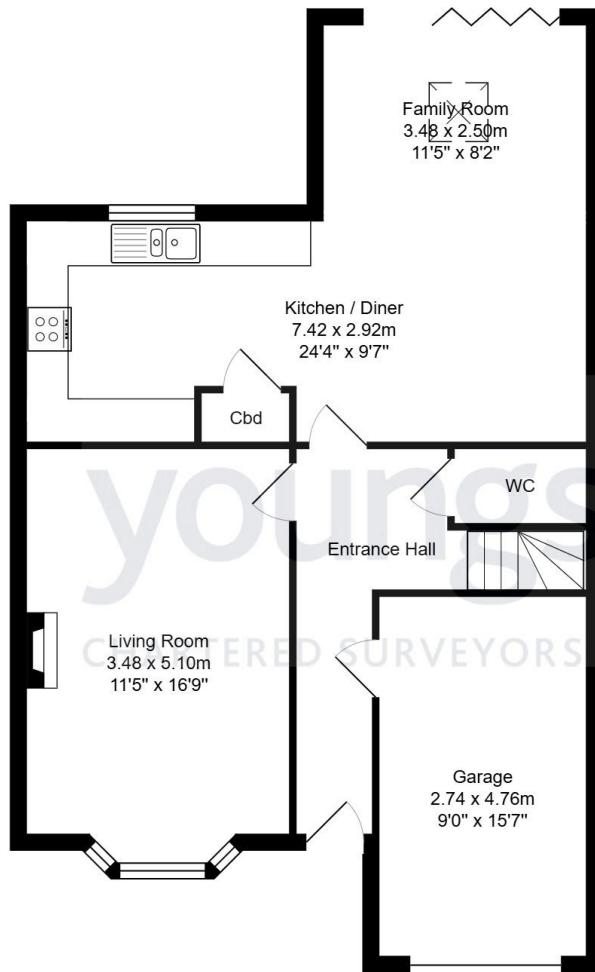
**CHARGES** North Yorkshire Council Tax Band E.

**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.

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**NORTHALLERTON**  
General: 01609 773004  
Land Agency: 01609 781234

northallerton@youngsrps.com

**SEDFIELD**  
General: 01740 617377  
Land Agency: 01740 622100

sedfield@youngsrps.com

**NEWCASTLE**  
General: 0191 261 0300

newcastle@youngsrps.com

**HEXHAM**  
General: 01434 608980  
Land Agency: 01434 609000

hexham@youngsrps.com

**DUMFRIES**  
General: 01387 402277

dumfries@youngsrps.com