



THORNTONS HOUSE, STATION LANE, MORTON ON SWALE, NORTHALLERTON, DL7 9QR

£350,000
FREEHOLD

Offered For Sale with no onward chain is Thorntons House. A spacious three double bedroomed detached house with a great layout, located in a conveniently positioned village for Northallerton, Bedale & junction 51 of the A1(M). The property benefits from a bright and airy feel, gas fired heating, garage & off street parking plus a lovely private rear garden.

NORMAN F. BROWN

Est. 1967

THORNTONS HOUSE, STATION LANE,

• Three Double Bedrooms • Great Layout • Lovely Private Garden • Convenient Village Location • Ideal For Northallerton, Bedale & Junction 51 Of The A1(M) • Spacious & Bright Rooms • Garage & Off Street Parking • Gas Fired Heating & Double Glazing • Video Tour Available • Enquire Today For Your Personal Viewing



Description

This excellent spacious detached home offers bright and airy accommodation to suit a variety of different needs, especially with a garden that will suit keen gardeners and is also great for children playing and entertaining.

The house opens into a hallway with a useful downstairs W.C and stairs to the first floor. Off the hallway is the living room with a log burning stove set into an inglenook along with an alcove an ideal space for storing logs and a bay window to the front. The living room is open to the dining room, which is a perfect space for entertaining or for family time with space for an 8 person table and chairs and is also open the kitchen. The kitchen itself has a range of shaker style wall and base units with work surface over, tiled splashback and a one and a half bowl sink with drainer and window overlooking the rear garden. There are integrated appliances including, dishwasher, fridge, electric oven and grill and a 4 ring gas hob with an extractor fan over. There is also a useful understairs cupboard ideal for storage. The utility room is also just off the kitchen and has a range of base and wall unit cupboards with a work top over, single sink and spaces under for a washing machine and freezer.

The first floor landing has a useful airing cupboard and leads to all bedrooms and bathroom and also

has a loft hatch. The three bedrooms are all doubles with bedroom one having roof top views of the village towards Penhill in the distance, and also has built-in wardrobes. Bedroom two is another good double to the front and bedroom three also a double room overlooking the rear garden The family bathroom is also spacious including a shower enclosure with screen door and an electric shower, a panelled bath, push flush W.C and a pedestal mounted washbasin.

Outside

The property has a hardstanding driveway providing off street parking, leading to the attached garage which has a up and over door, a window, lighting and power and a personal door to the rear garden. The front garden is mainly gravelled with a walled boundary with gated access to the rear garden to the side of the garage. The rear garden is mainly lawned with a paved seating area ideal for entertaining and is lovely and private with hedged and fenced boundaries and is linked to the house via the utility room.

Location

Morton on Swale is a large village and civil parish in the Hambleton district of North Yorkshire, England. It lies on the A684 road about 4 miles west of the County Town of Northallerton. It is less than 1 mile (1.6 km) to the village of Ainderby Steeple. As the name suggests it lies on the River Swale.

Notwithstanding its name, Ainderby Steeple Church of England Primary School is situated on Station Lane, Morton-on-Swale which is within the catchment area of Northallerton School, which provides secondary education and sixth form facilities. Also located in the village near the Primary School is The Dales School, which is a special co-educational school for those with severe and complex learning requirements. It provides some post 16 years old education.

General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council

Tel: (01609) 779977

Council Tax Band – D

Tenure – We are advised by the vendor that the property is Freehold.

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Hot Water Cylinder

Drainage: Mains

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

Signal Checker visit www.checker.ofcom.org.uk

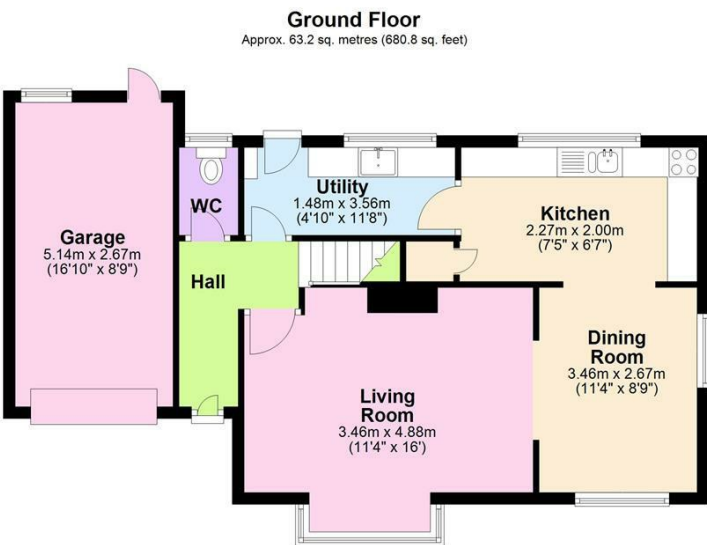
Flood Risk: Very Low

Has the property ever suffered a flood in the last 5 years – No

Restrictive Covenants:

THORNTONS HOUSE, STATION LANE,





Total area: approx. 108.3 sq. metres (1165.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Bedale Office Sales
6 Bridge Street
Bedale
North Yorkshire
DL8 2AD

01677 422282
bedale@normanfbrown.co.uk
www.normanfbrown.co.uk

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