



2 Bedrooms

**\*\*CHAIN FREE\*\***

James Winn Estate Agents are delighted to offer for sale this stunning detached bungalow, set on a generous plot in the highly sought-after village of Morton on Swale, just a short distance from Northallerton.

The property has been fully refurbished throughout, creating an ideal turnkey home. Internally, it benefits from a brand-new kitchen and bathroom, a full new central heating system, an upgraded consumer unit, new LVT and tiled flooring, and a dual-fuel log burner, combining modern comfort with character.

## **Harewood Close**

Morton On Swale,  
North Yorkshire,  
DL7

Asking Price:

**£290,000**

EPC Rating: D

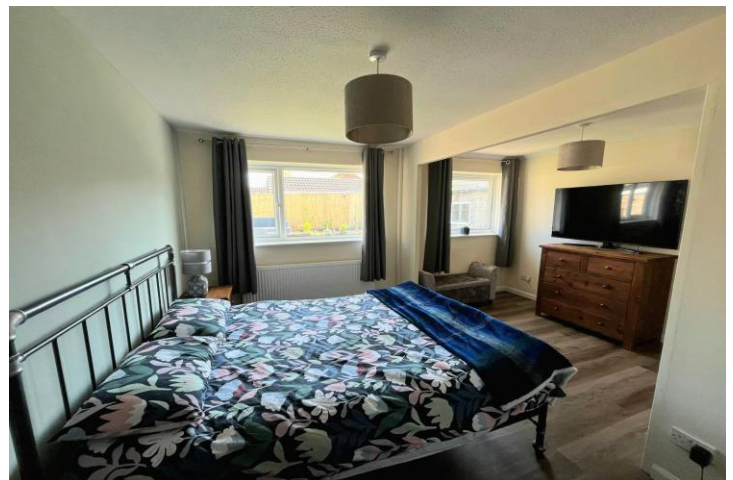


### **LOCATION:**

Harewood is situated in the village of Morton on Swale, located 4 miles West of Northallerton. Morton on Swale offers a primary school, an independent village store and ice cream shop, a public house and a regular bus service to Bedale and Northallerton. Northallerton offers a range of facilities including a very well served High Street including: Marks and Spencer Food, Betty's Tea Rooms, Barker's Department Store circa 1882, three supermarkets, several independent and chain restaurants, a twice weekly market including a monthly farmers market, primary and secondary schooling, a hospital and a library. Northallerton is located close to the North York Moors and Yorkshire Dales, offering a full range of outdoor pursuits and sporting activities. The recently extended A1M is 6 miles to the West, the A19 is 6 miles to the Northeast, both offering easy access to Leeds, York, Middlesbrough, Tees Valley and Leeds Bradford Airport.

### **DIRECTION:**

From Northallerton, take the A684 and head towards Morton on Swale. Pass through the village of Ainderby Steeple and continue straight into Morton on Swale. Look for the left turn onto Cromwell Drive. Follow Cromwell Drive as it curves to the left, and then onto Harewood Close and the property will be located on the left hand side.



For additional information and full photo gallery please visit [www.jameswinn.co.uk](http://www.jameswinn.co.uk)

**Living Room:****4.81 x 4.32**

With front facing double-glazed 4-part bow window, 2nd double-glazed window to the side, feature fire breast with inset dual fuel log burner, driftwood mantel and limestone hearth, LVT flooring, radiator.

**Kitchen:****3.40 x 2.71**

Double-glazed window and door to side, newly fitted base and wall units, electric oven, induction hob, chrome chimney extractor, integrated tall fridge/freezer, integrated dishwasher, integrated washing machine, stainless steel sink and drainer, tiled splashbacks, tiled floor, radiator. (All appliances are Bosch)

**Bedroom 1:****4.33 x 3.16**

2 Double-glazed window, LVT flooring, radiator. (Can be converted back to 2 rooms)

**Bedroom 2:****2.42 x 2.84**

Double glazed door and full height glazed side panel, LVT flooring, radiator.

**Shower Room:****1.67 x 2.66**

Double-glazed window, shower cubicle with rain fall bar shower, vanity units with back to wall w/c and hand basin, tall chrome ladder towel warmer, fully tiled walls, tiled floor.

**EXTERNAL****Garage:**

New remote-controlled garage door, door and window to side, electric lights and sockets.

**Front:**

Block paved driveway leading to garage at rear, lawned with borders and shrubs.

**Side:**

Block paved, gate to rear garden.

**Rear:**

Newly fitted decking and rear fence, paved, lawned and gravelled, log storage shed.

**MORTGAGE AND FINANCIAL ADVICE:**

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it ). Minimum age 18.

**VIEWING BY APPOINTMENT:**

Viewing is Strictly By Appointment Only.

**CLAUSES:**

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

**MATERIAL INFORMATION:**

The following information should be read and considered by any potential buyers prior to making a transactional decision:

**SERVICES:** We are advised by the seller that the property has mains provided, electricity, water and drainage.

**MAINTENANCE / SERVICE CHARGE:** N/A

**WATER METER:** Not known

**PARKING ARRANGEMENTS:** Off Road Parking

**BROADBAND SPEED:**

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

**ELECTRIC CAR CHARGER:** N/A

**MOBILE PHONE SIGNAL:** No known issues

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

**Tenure** - Freehold

**Viewing** - By appointment through James Winn

GROUND FLOOR  
738 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA: 738 sq.ft. (68.5 sq.m.) approx.  
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.  
Made with Mapogen 10/2014

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract