



2 Bedrooms

Jame Winn Estate Agents are delighted to offer for sale this beautifully presented two-bedroom detached bungalow. Offered in true turnkey condition, perfectly positioned in quiet cul-de-sac corner plot within the highly sought-after village of Morton-on-Swale.

Immaculately maintained throughout, the property provides light-filled and well-proportioned accommodation, ready for immediate occupation. A standout feature is the delightful sunroom, creating an ideal space to relax and enjoy views over the garden all year round. Additionally benefits from an owned solar system which generates a quarterly income.

## Fountains Way

Morton On Swale,  
Northallerton,  
DL7

Asking Price:

**£282,500**

EPC Rating: D



**Location:**

Fountains Way 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. Northallerton is situated on the East Coast mainline providing regular train services to London, Edinburgh, Leeds and York. 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.

**Directions:**

From our James Winn office, Head South on High Street (A167). Continue straight through the town, following signs for A167 / Darlington. At the roundabout, take the exit onto A684 (westbound) toward Bedale. After about 1 mile, turn left signposted Morton-on-Swale. Follow the road into the village. Turn into Fountains Way where no 5 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)



**Entrance Hall:**

Double-glazed entrance door, laminate flooring, loft entrance with pull-down ladder, light, part boarded.

**Living Room:**

**5.15 x 3.25**

Double-glazed 3-part walk-in bay window, feature fireplace with inset log effect gas fire, marble surround and hearth, LVT flooring, 2 radiators.

**Kitchen:**

**3.06 x 2.72**

Double-glazed window, full range of base and wall units, matching worktops and splashback, electric and combination ovens, gas hob, extractor, integrated fridge/freezer, integrated slimline dishwasher, integrated washing machine, composite sink unit, vinyl flooring, radiator.

**Sunroom:**

**5.18 x 2.68**

6 Double-glazed windows, French doors to rear garden, 4 roof skylights, LVT flooring, spotlights, wall lights.

**Master Bedroom:**

**3.90 x 2.92**

Double-glazed window, full range of fitted wardrobes and storage units, carpet, radiator.

**Bedroom 2 / Dining Room:**

**2.66 x 2.49**

Double-glazed window and door leading to sunroom, full wall of sliding mirror wardrobes, carpet, radiator.



**Shower Room:**

**2.09 x 1.65**

Double-glazed window, shower enclosure with rain fall shower head, decorative alcove shelving, w/c, hand basin with vanity unit, additional wall-hung storage cabinet, panelled ceiling, spotlights, fully tiled walls, laminate flooring.



**External**

**Front:**

Paved and gravelled driveway, lawned with gravel borders, gate to rear.

**Side:**

Driveway to garage, raised borders with mature shrubs and plants.

**Garage:**

Apex roof, up and over door, consumer unit, lights, sockets.

**Rear:**

Fully landscaped, porcelain tiled patio area, borders, new rear fence, outside light and sockets.



**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 EPCs 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.

**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.

**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 gas, electricity, water and drainage.

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

**WATER METER:** Yes

**PARKING ARRANGEMENTS:** Off Road Parking and Garage.

**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

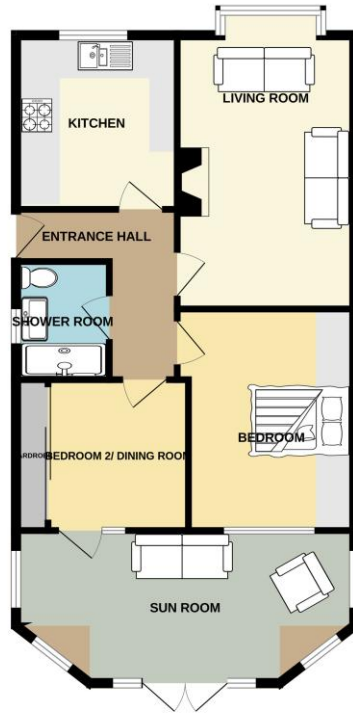
**MOBILE PHONE SIGNAL:** No known issues

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  
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.3 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 12/2014

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 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