



MEADOWFIELDS, MORTON ON SWALE,
NORTHALLERTON
50% SHARED OWNERSHIP £95,000



Northallerton
Estate Agency



Meadowfields

Northallerton, DL7 9SE

The property comprises a brick built with clay pantile roof, 2-bedroom semi-detached house situated in the highly sought after village location of Morton on Swale within walking distance of local amenities. The property enjoys UVPC double glazing throughout, parking for 2 vehicles and gas fired central heating along with a nice private garden to the rear.

This property is a shared ownership property the purchase price is for 55% ownership and the rent is £271.45 per month for the remainder.

- 2-bedroom
- 55% Shared ownership
- Highly sought after village location
- Semi-detached house
- 2 Parking spaces
- Low rent on 45%

Entrance

Entering the property through a composite front door with upper etched glass light into an entrance hall enjoying ceiling light point, stairs to first floor, BT Openreach point, radiator.

Sitting room

Double radiator, ceiling light point, TV and phone point.

Kitchen Diner

Enjoying an attractive range of light oak fronted base and wall cupboards, granite effect worksurfaces with inset single drain single bowl stainless steel sink unit with quality mixer taps over, unit inset 4-ring brushed steel gas hob with brushed steel and glass oven beneath, brushed steel extractor with light and fan, brushed steel splashbacks, space and plumbing for washing machine, space for fridge freezer, centre ceiling light point, unit door fronted concealed boiler cupboard housing Potterton condensing combi central heating boiler. Dining area enjoying double radiator, full height French doors out to rear patio and garden.

Downstairs w/c

Low level duo flush toilet, pedestal wash basin, tiled splashbacks, wall mounted radiator, ceiling mounted light point and extractor.

Landing

Picture window allowing a high degree of natural light, attic access, ceiling light point.

Bedroom 1

Radiator, centre ceiling light point.

Bedroom 2

Ceiling light point, radiator, over stairs storage cupboard, recessed area suitable for wardrobes.

Bathroom

White suite comprising panelled bath with easy turn mixer taps, wall mounted thermostatically controlled mains shower, fully tiled around bath with fitted and pivoted shower screen, dup flush toilet, pedestal washbasin with easy turn mixer taps and tiled splashback, radiator, ceiling light point, ceiling mounted extractor, wall mounted shaver socket.

Garden

The front of the property enjoys tarmacadam hardstanding for 2 vehicles, shrubbed garden, flagged walkway to the front door and leading down the side of the property to the rear garden which is accessed through a wooden gate. The rear garden enjoys flagged patio, opening out to a lawned garden, post and plank fencing to 3 sides.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD

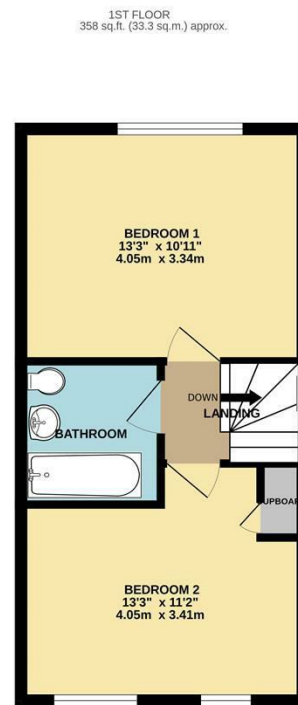
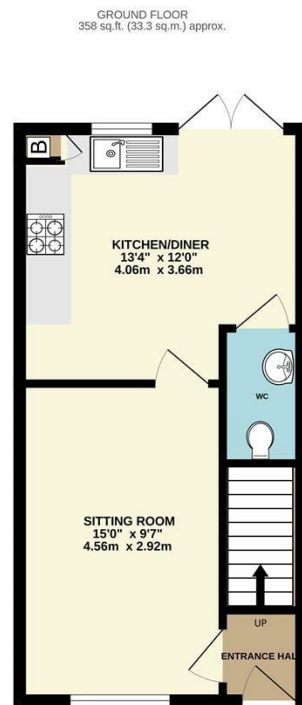
SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - B

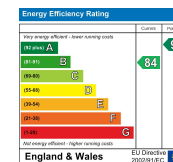
EPC - B



Call us to arrange a viewing on **01609 771959**



40 MEADOWFIELDS MORTON ON SWALE, DL7 9SE
TOTAL FLOOR AREA: 716 sq.ft. (66.5 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 Metropix i2525



Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
 - These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
 - All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
 - We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
 - Any plans may not be to scale and are for identification purposes only.
 - Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
 - You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.
- In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

143 High Street, Northallerton, North Yorkshire, DL7 8PE

T: 01609 771959

E: sales@northallertonestateagency.co.uk

www.northallertonestateagency.co.uk



Northallerton
Estate Agency