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Cherry Tree House, Orchard Gardens, Morton On Swale, Northallerton, DL7

A stunning, spacious 4 bedroom, 2 bathroom, new build detached house located on a small, exclusive development of just five houses, situated in the desirable village of Morton on Swale set between Northallerton and the A1. Built by Alcuin Homes of York, the stylish accommodation comprises of an entrance hall, cloakroom/WC, utility room, sitting room, large living/dining kitchen area, glazed sun room with bi-fold doors opening onto the good sized rear garden. Upstairs comprises of master bedroom with French doors providing stunning views across open fields, master en-suite, three bedrooms and house bathroom. The driveway and integral garage provide off-street parking and with good sized gardens, a first class location and NO CHAIN this is one family home not to be missed.

The property includes underfloor heating to the ground floor, bespoke kitchen with Neff appliances, aluminium bi-fold doors and oak internal doors and staircase.

The Government backed Help To Buy scheme is available with this property.

£425,000

MORTON ON SWALE

Orchard Gardens is situated in the picturesque village of Morton on Swale, located 3 miles West of Northallerton. The village offers a butchers, village shop, primary school, public house and a regular bus service to Bedale and Northallerton. It is located close to the North York Moors and Yorkshire Dales, offering a range of outdoor pursuits and sporting activities. The village is located only 3 miles from the recently extended A1M and 9 miles from the A19, offering easy access to Leeds, York, the North East and Teeside and Leeds Bradford Airports.

Northallerton offers a range of facilities including a well served High Street including Marks and Spencer Food Store, Betty's Tea Rooms, Barker's Department Store, three supermarkets, a large selection of restaurants, a twice weekly market; including a monthly farmer's market, primary and secondary schooling, hospital and a library. It is located on the East Coast mainline providing regular train services to London, Edinburgh, Leeds and York.

SPECIFICATION

PREMIER GUARANTEE 10 YEAR STRUCTURAL WARRANTY

INTERIOR

- Underfloor heating to ground floor throughout
- Oak internal doors
- Oak staircase railings and handrail
- Choice of Crosswater sanitaryware with concealed toilet cistern and vanity units to bathroom and en-suite (subject to build stage)
- Sky and Freeview installation (excludes Sky box)
- NACOSS approved security alarm
- Recessed brushed chrome LED downlighters to kitchen, utility, cloaks, bathroom and en-suite
- Brushed chrome sockets/switches with black inserts
- Tiled flooring to the kitchen, utility, cloaks/WC, bathroom and en-suite
- Tiled walls to shower enclosure, half tiled around the bath and to rear of basin/toilet (where applicable)

EXTERIOR

- High security front and rear composite doors
- Aluminium bi-fold doors
- Timber effect flush UPVC double glazed windows
- Riven flags to footpaths and rear patio/courtyard
- Turfed front and rear gardens
- Outside Tap
- External Power Supply
- External Lighting to front and rear doors

KITCHEN

Choice of high quality kitchen units from exclusive local supplier with Neff integrated appliances including dishwasher, induction hob, double oven/microwave and fridge/freezer (subject to build stage).

VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

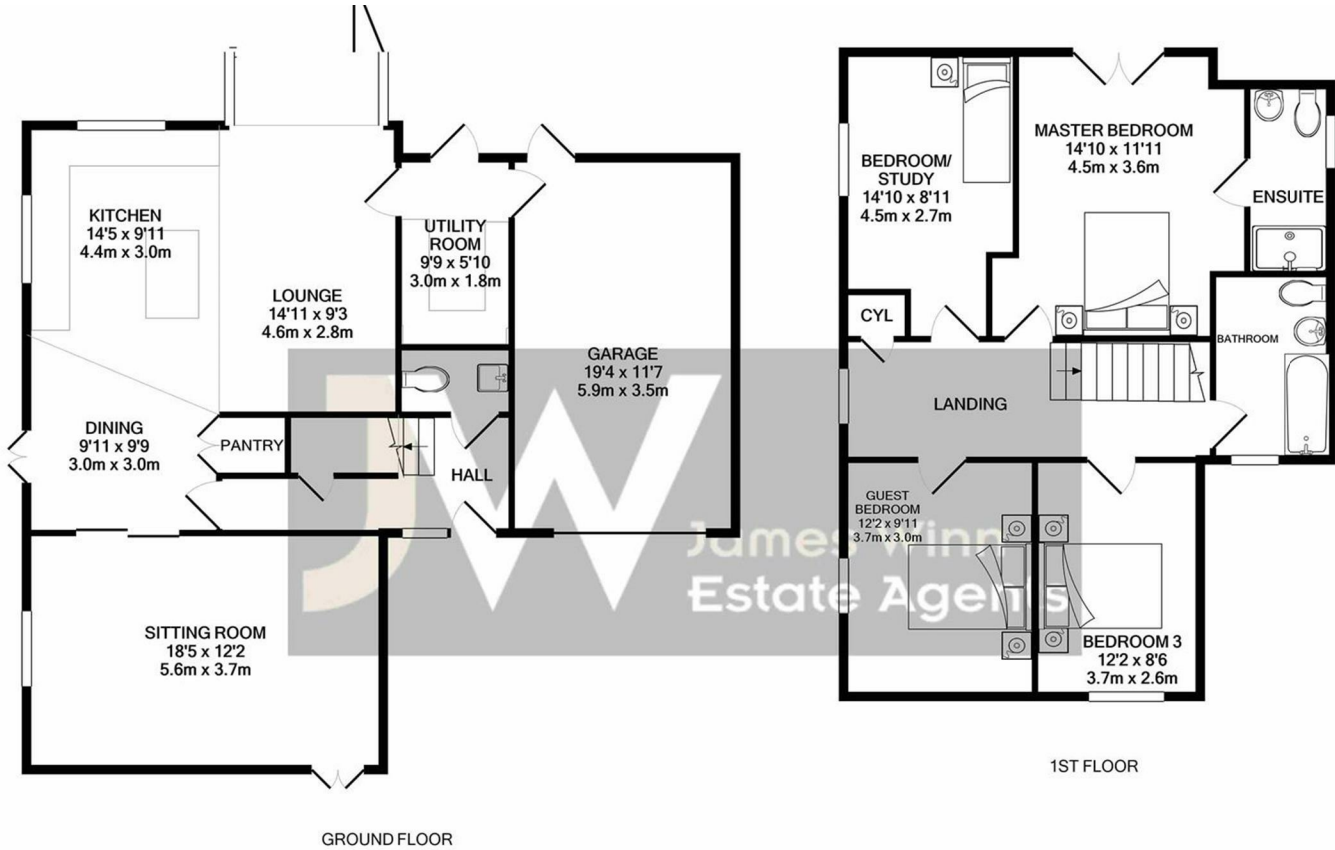
MORTGAGE & FINANCIAL ADVICE

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.

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.



TOTAL APPROX. FLOOR AREA 1855 SQ.FT. (172.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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