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"For Sales In The Dales"



1 Scott Hill, Bainbridge

- No Chain
- Popular Village Location
- Living Room With Dual Aspect Windows
- Well Appointed Kitchen
- Ground Floor WC
- Shower Room
- Two Bedrooms
- Use of Communal Garden
- Outside Store
- Local Occupancy Restriction Applies

Postcode: **DL8 3FB**

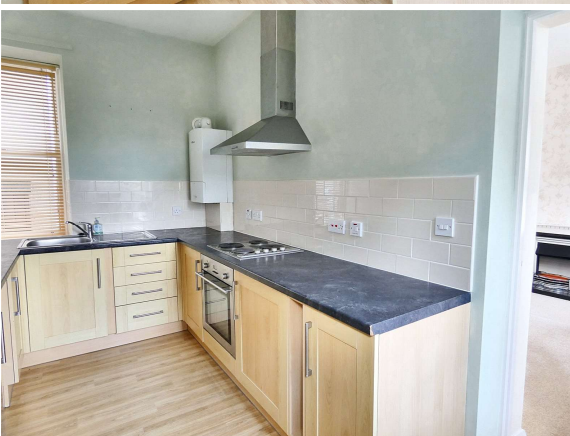
Tenure: **Leasehold**

Council Tax Band: **B**

Energy Efficiency Band: **D**

Local & Planning Authority:
North Yorkshire Council

Guide Price: £90,000 - £100,000 for 50% Share



1 Scott Hill sits in a quiet location on the edge of the popular Dales village of Bainbridge in Upper Wensleydale.

Bainbridge is a picturesque Upper Dales village with a good sense of community with houses set around a protected Village Green. It has a butchers, primary school, small village shop, a tearoom, pub & garage. It has beautiful views in all directions and walks from the doorstep.

1 Scott Hill was converted in 2008, it provides spacious accommodation over two floors. The property is in good order throughout and benefits from having sliding sash double glazed windows and LPG central heating.

On the ground floor, is a spacious entrance hall with a handy WC, a good size, light living room and a well fitted kitchen with plenty of cupboard and worktop space.

Upstairs, there is a good size double bedroom with a single bedroom next door and a shower room.

Externally, to the front is a communal garden, shared with the neighbour and an outside store. There is resident parking a short walk away and also plenty of safe on street parking.

The property provides an affordable home for locals within the Yorkshire Dales National Park. The purchase price is for a 50% share of the property (the remaining 50% is owned by Broadacres Housing Association). The purchaser is then required to pay rent on the remaining 50% to Broadacres Housing Association.

The purchaser must meet the 'local connection' requirement. Please see our details for more information.

Ground Floor

Entrance Hall Fitted carpet. Coir matting. Radiator. Staircase. Window and door to the rear.

Cloakroom Step down. Fitted carpet. Wash basin and WC. Radiator. Frosted sash window.

Living Room Good size sitting room. Fitted carpet. Fireplace with electric fire. Two radiators. TV and phone point. Two large sash windows to the front. Window to the rear.

Kitchen Vinyl flooring. Good range of wall and base units. Plumbing for washing machine. Integrated electric oven, hob and extractor fan. Stainless steel sink and drainer. Gas boiler. Radiator. Three sash windows to front and rear.

First Floor

Landing Fitted carpet. Turned staircase. Storage cupboard. Radiator. Window to the front and window to the rear.

Bedroom 1 Front double bedroom. Fitted carpet. Fitted bedroom furniture. Radiator. Sash window to the front.

Bedroom 2 Front, single bedroom. Fitted carpet. Fitted bedroom furniture. Radiator. Window to the front.

Shower Room Fitted carpet. Ceiling down lights. Wash basin and WC. Shower cubicle. Radiator.

Outside

Garden Front, communal garden shared with the neighbour. Pleasant sitting out area with flower beds and a lawn. Use of a storage shed.

Washing Rights The resident has the right to hang washing on the lines in the rear communal garden that is accessed via a path at the front of the property.

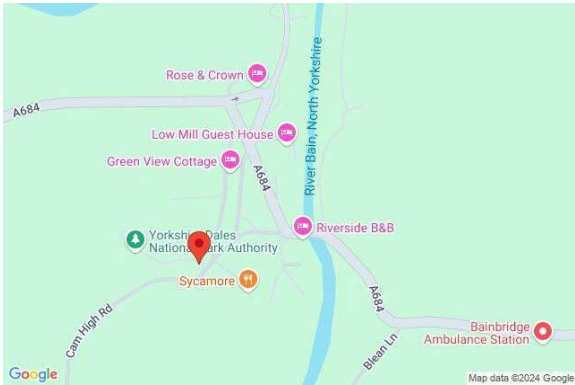
Parking Resident parking a short walk away. Safe on street parking.

- Local Occupancy**
- (i) An existing resident of the relevant parish establishing a separate household.
 - (ii) A head of household who is or whose partner is taking up full time permanent employment in an already established business within the relevant parish.
 - (iii) A householder currently living permanently in a dwelling which is either shared but not self contained, overcrowded, or is otherwise unsatisfactory by environmental health standards and which is in the relevant parish.
 - (iv) An elderly or disabled person requiring sheltered or otherwise more suitable accommodation who already lives permanently within the parish.
 - (v) A person leaving tied accommodation within the relevant parish.
 - (vi) A former resident of the relevant parish with close relatives residing in the national park whose case is accepted in writing by the authority as having an exceptional need to return to the park.

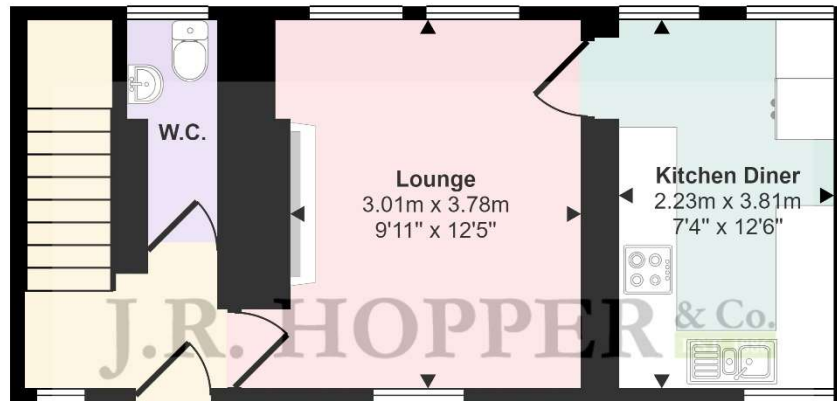
The categories set out in (i), (iii), (iv), (v), above will only apply to persons who have resided permanently in any relevant parish for the preceding three years.

Agents Notes LPG central heating. Mains waste and water. Double glazing throughout.

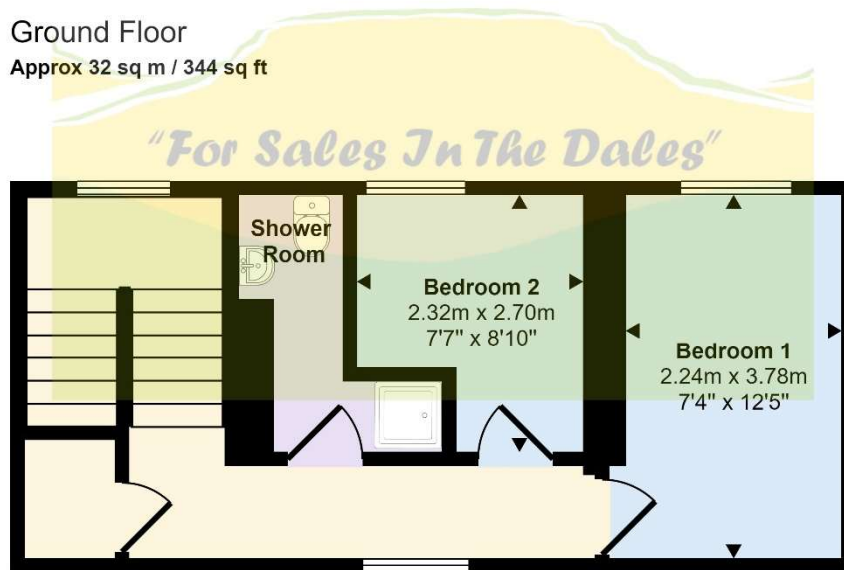
Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.



Approx Gross Internal Area
64 sq m / 689 sq ft



Ground Floor
Approx 32 sq m / 344 sq ft



First Floor
Approx 32 sq m / 345 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.