



FLAT 9 SCHOOL HOUSE

OLD GRAMMAR SCHOOL, SCORTON, DL10 6SY

£85,000
LEASEHOLD

A Nicely Located First Floor set within an attractive former School House in this desirable village, ideal for the first time buyer or buy to let investor. Entrance Hall, Lounge/Dining Room, Kitchen, Bedroom, Bathroom/WC, Parking Space, Night Storage Heating. EER D55. Council Tax Band A. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

FLAT 9 SCHOOL HOUSE

- CHARACTER BUILDING • DESIRABLE VILLAGE • FIRST FLOOR • HANDY FOR RICHMOND AND THE A1(M) • NO ONWARD CHAIN • PARKING



DESCRIPTION

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GROUND FLOOR

COMMUNAL ENTRANCE HALL AND STAIRWELL leading to the subject property.

FIRST FLOOR

ENTRANCE HALL

Store cupboard, night storage heater, telephone entry control handset, access to loft space. Entrance door onto Communal Landing. Doors to Lounge/Dining Room, Bedroom and Bathroom/WC.

LOUNGE/DINING ROOM

Television point, ceiling halogens, night storage heater. Sliding door to Kitchen. Sash window to front. Door to Entrance Hall.

KITCHEN

Tiled surrounds, single drainer sink unit with chrome mixer tap, laminate work surfaces, fitted cupboards and drawers, electric cooker point and stainless steel extractor hood over, fridge/freezer space, ceiling halogens. Sliding door to Lounge/Dining Room.

BEDROOM

Fitted wardrobe with shelving and clothes rail, night storage heater. Sash window to front. Door to Entrance Hall.

BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with electric shower over and screen, extractor fan, low level WC, wall mounted electric heater. Door to Entrance Hall.

OUTSIDE

NEARBY PARKING SPACE.

SERVICES

Mains electricity, water and drainage.

GRADE II LISTING DESCRIPTION

School. 1760. For Rev John Noble. Brick, pantile roof. 2 storeys, 5 bays, double-depth plan. First-floor bays divided by brick pilasters on double band, paired at the corners and rising into parapet. In first bay on ground floor, a 3-panel door below 12-pane overlight in rubbed-brick eared architrave with splayed bases on tall dado. Round-arched sash windows, on ground floor under brick header arches with projecting brick keystones, on first floor with brick stretcher surrounds and shaped brick aprons. Coat of arms in keyed oculus set in sandstone pediment over central bay and flanking half-bays. Hipped roof. Arcaded and corniced endstacks. Central clock tower with double quoin strips of chamfered rustication supported by scrolls. Wooden octagonal cupola with lead-covered roof and weathervane. The school was built by the first master of the school at his own expense. Bulmer, History, Topography and Directory of North Yorkshire (1890), p 376).

Listing NGR: NZ2508800256

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Leasehold. Lease term 999 years from 1 April 1996. Service charge £780 p.a. for the contribution towards garden maintenance, electricity to common parts, building insurance, building maintenance, decoration of communal areas, clock tower repairs, window cleaning etc. The title register is NYK198508. The Freeholder is Scorton Grammar School Management Services Ltd.

Local Authority - North Yorkshire Council – Tel: 0300
1312131
www.northyorks.gov.uk

Broadband and Mobile Phone Coverage – please check
using this website
<https://checker.ofcom.org.uk>

Property Reference – 17637482

Particulars Prepared – January 2025.

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.

ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.

iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.

iv. Services or any appliances referred to have not been

tested and cannot be verified as being in working order.
Prospective buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

FREE IMPARTIAL MORTGAGE ADVICE

CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP
REPAYMENTS ON A MORTGAGE OR OTHER LOAN
SECURED ON IT**

A life assurance policy may be required. Written quotation available upon request.

FLAT 9 SCHOOL HOUSE



First Floor

Approx. 36.9 sq. metres (396.7 sq. feet)



Total area: approx. 36.9 sq. metres (396.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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Est. 1967