



## 16 MALLARD ROAD

SCOTTON, CATTERICK GARRISON, DL9 3NP

**£215,000**  
**FREEHOLD**

A Well Presented Spacious Detached Bungalow within a popular neighbourhood setting. Entrance Hall, Lounge/Dining Room, Kitchen/Breakfast Room, 2 Double Bedrooms, Bathroom/WC, Garage, Long Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band B. EER C71.

**NORMAN F. BROWN**

Est. 1967



# 16 MALLARD ROAD

• 2 DOUBLE BEDROOMS • WELL PRESENTED • SPACIOUS • GARAGE AND LONG DRIVEWAY • POPULAR NEIGHBOURHOOD SETTING • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING



## DESCRIPTION

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## ENTRANCE HALL

Radiator, cupboard containing wall mounted Worcester gas fired combi boiler (installed in 2024), loft hatch. Upvc double glazed entrance door to side. Doors to Lounge, Bedrooms and Bathroom.

## LOUNGE/DINING ROOM

Coving, dado rail, tv point, brick chimney breast, radiator. Upvc double glazed bay window to front. Upvc double glazed window to side. Doors to Kitchen and Hall.

## KITCHEN/BREAKFAST ROOM

Tiled surrounds, one and a half bowl sink unit with mixer tap, laminate work surfaces, fitted cupboards and drawers, gas cooker point, fridge/freezer space, plumbing for washing machine, breakfast bar, radiator, ceiling LED spotlights, coving. Upvc double glazed windows to front and side. Upvc double glazed external door to side. Door to Lounge.

## BEDROOM 1

Coving, tv point, radiator. Upvc double glazed window to rear. Door to Hall.

## BEDROOM 2

Coving, radiator. Upvc double glazed window to rear. Door to Hall.

## BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, fitted wall cupboard with mirror doors, panelled bath with electric shower over and curtain and rail, wc, ceiling spotlights, radiator. Upvc double glazed window to side. Door to Hall.

## OUTSIDE

Front Garden

Gravel parking, concrete paved driveway, electric car charger point.

To the side

Concrete paved driveway, cold water tap, electric meter box, timber gate, security light.

Garage

Power connected, tumble dryer space. Double glazed window to rear, Automatic roller shutter door to front.

Private Rear Garden

Comprising lawn, flower bed, concrete paved patio, timber garden shed.

## SERVICES

Mains electricity, gas, water and drainage.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 180081.

Local Authority - North Yorkshire Council – Tel: 0300 1312131

[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Broadband and Mobile Phone Coverage – 425 Mbps

Property Reference – 18753199

Particulars Prepared – November 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.

#### AML POLICY

AML Policy (When an offer is accepted):

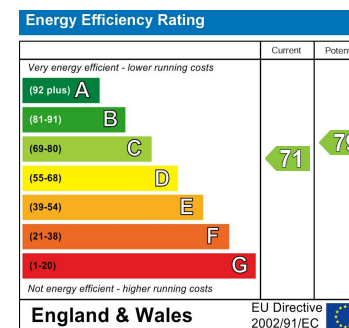
In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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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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