



## 16 Beech Close, Scruton Northallerton DL7 0TU

This wonderful, detached family home in the village of Scruton, just outside Northallerton, is sure to catch the eye. Located at the end of a quiet cul-de-sac in a wonderfully traditional Yorkshire village the property is sure to tick all the right boxes for a number of buyers. Internal accommodation consists of an entrance porch, internal hallway, ground floor WC, spacious lounge/diner, kitchen breakfast room and conservatory to the ground floor whilst the first floor holds two double bedrooms, two single bedrooms (all with fitted storage) and a family bathroom. Externally the property has a lawned garden to the front with a double driveway leading to a single integrated garage with a paved side area leading to a paved rear garden with beds and greenery. Gas central heating and UPVC double glazing is present throughout, as expected. EPC rating B, council tax band D.

**£350,000**

## LOCATION

Scruton sits approximately 5 miles West of Northallerton. The village has a thriving community spirit and amenities include a public house & bus services to Northallerton. Morton-on-Swale is approximately two miles away and has a butchers shop and a primary school. Northallerton offers a range of facilities including a very well served High Street including: Marks and Spencer Food Hall, Betty's Tea Rooms, Barker's Department Store circa 1882, three supermarkets, several independent and chain restaurants, a twice weekly market including a monthly farmers market, primary and secondary schooling, a hospital and a library. Northallerton is located close to the North York Moors and Yorkshire Dales, offering a full range of outdoor pursuits and sporting activities. Northallerton is situated on the East Coast mainline providing regular train services to London, Edinburgh, Leeds and York. The recently extended A1M is 6 miles to the West, the A19 is 6 miles to the North East, both offering easy access to Leeds, York, Middlesbrough, Tees Valley and Leeds Bradford Airport.

## DIRECTIONS

Head west out of Northallerton on the A684, through the village of Ainderby Steeple and through the village of Morton on Swale. Turn right onto Station Road, signposted Scruton. Follow the road until the Village Green is signposted right, take this turning right then first right again. The property sits on the right hand side at the very end of the close.

## THE ACCOMMODATION CONSISTS OF

### PORCH

5'7" x 4'9" (1.72 x 1.45)

With front facing UPVC double glazed door, side facing UPVC double glazed window and tiled floor.

### HALLWAY

8'7" x 9'8" (2.64 x 2.95)

With stairs to first floor, storage cupboard beneath, laminate flooring and radiator.





### LOUNGE DINER

20'3" x 18'1" max (6.19 x 5.52 max)

With front facing UPVC double glazed window, rear facing UPVC double glazed window & French doors, gas fire, laminate flooring and radiators.



**KITCHEN BREAKFAST ROOM**

13'0" x 9'6" (3.97 x 2.91)

With rear facing UPVC double glazed window, side facing UPVC double glazed door, storage cupboard, range of base, wall & drawer units, worktops inset with sink, wheelchair access lower worktop, electric hob, electric oven, fitted fridge freezer and radiator.

**CONSERVATORY**

12'2" x 11'6" (3.72 x 3.53)

With UPVC double glazed construction, glass ceiling with fitted blinds, side facing UPVC double glazed French doors and radiator.





### GROUND FLOOR WC

5'10" x 3'0" (1.80 x 0.92)

With front facing UPVC double glazed window, low level WC, wash hand basin and radiator.

### LANDING

Half galleried landing with front facing UPVC double glazed window, laminate flooring and loft hatch.



### BEDROOM ONE

11'0" x 10'11" (3.37 x 3.35)

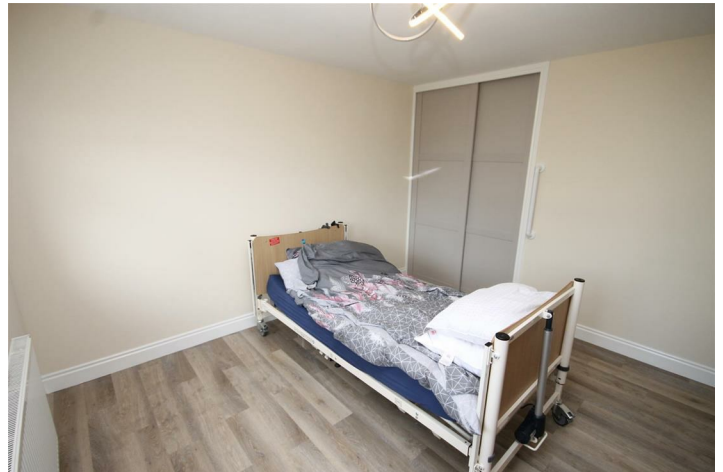
With two rear & one side facing UPVC double glazed windows, fitted wardrobe, laminate flooring and radiator.



## BEDROOM TWO

10'3" x 9'7" (3.13 x 2.94)

With two rear facing UPVC double glazed windows, fitted wardrobe, laminate flooring and radiator.



### BEDROOM THREE

7'1" x 9'7" (2.16 x 2.93)

With two front facing UPVC double glazed windows, fitted wardrobe, laminate flooring and radiator.



### BEDROOM FOUR

6'2" x 10'11" (1.90 x 3.35)

With two front facing UPVC double glazed windows, fitted wardrobe, laminate flooring and radiator.





## BATHROOM

6'9" x 6'3" (2.07 x 1.92)

With rear facing UPVC double glazed window, walk-in shower, low level WC, tiled walls, vanity sink, PVC panelling to walls, linen cupboard and heated towel rail.



## GARAGE

15'8" x 9'8" (4.80 x 2.95)

With barn door, plumbed for washing machine and wall mounted Baxi gas combi boiler.

## EXTERNALLY

With driveway, hard standing side garden, lawned front garden and paved rear garden with raised beds.

## 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.

## VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.



## 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.

## MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

**SERVICES:** We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

**MAINTENANCE / SERVICE CHARGE:** N/A

**WATER METER:** Meter

**PARKING ARRANGEMENTS:** Parking for 2 cars

**BROADBAND SPEED:**

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

**ELECTRIC CAR CHARGER:** N/A

**MOBILE PHONE SIGNAL:** No known issues

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

GROUND FLOOR

1ST FLOOR



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 ©2022