



Amen Cottage Southside, Scorton, Richmond, Yorkshire, DL10 6DN  
O.I.R.O £185,000



## Amen Cottage Southside, Scorton, Richmond, Yorkshire, DL10 6DN

A RARE FIND: NICELY SITUATED 'BUNGALOW-COTTAGE' - GREAT VILLAGE & DISCREET POSITION. Sitting, Kitchen, 6.51m/21'4" Sun Room, Shower Room & Store. Enclosed South-South-East Rear Garden – WORK to do, but the makings of a lovely Home. For Sale with NO ONWARD CHAIN & RECOMMENDED.

Scorton is a very desirable well-served village with its famous raised Goose Green, situated between historic Richmond, Northallerton & Darlington (both with main line British Rail stations) & well placed for access to the A1(M) & A66 main routes. There are 2 pubs, a shop/Post Office, primary school, 2 pre-schools in the village, a surgery, village hall & a Church. Historic Richmond, (described as "an absolute gem" by The Rough Guide to Britain) is just 6 miles away.

### PORCH

UPVC double glazed front door.

### SITTING ROOM 4.36m x 4.30m (14'3" x 14'1")

A deep room with ceiling beams & UPVC double glazed window to front, overlooking a small green.

### KITCHEN 5.03m x 1.94m (16'6" x 6'4")

Fitted with a range of wall & floor units with worktops & sink, electric cooker point & plumbing for washing machine. Door & window to:

### SUN ROOM 6.51m x 1.50m (21'4" x 4'11")

South-South-East facing & overlooking the garden.

### STORE 1.52m x 1.06m (4'11" x 3'5")

Light point & Grant oil boiler.

### Double BEDROOM 4.30m x 3.27m (14'1" x 10'8")

UPVC double glazed window to front, overlooking a small green.

### SHOWER ROOM 2.56m x 1.93m (8'4" x 6'3")

Walk-in shower cubicle, washbasin & WC. Window to rear.

### OUTSIDE FRONT

Gravelled area with oil tank.

### Enclosed REAR GARDEN

South-South-East facing & bounded by stone walling with lawn, flower/shrub borders & gravelled area. STORE (1.78m x 1.50m/5'10" x 4'11").

### NOTES

- (1) Freehold
- (2) Council Tax Band: B
- (3) EPC: 56-D
- (4) Central Heating: Grant Oil boiler
- (5) Access road (TBA)



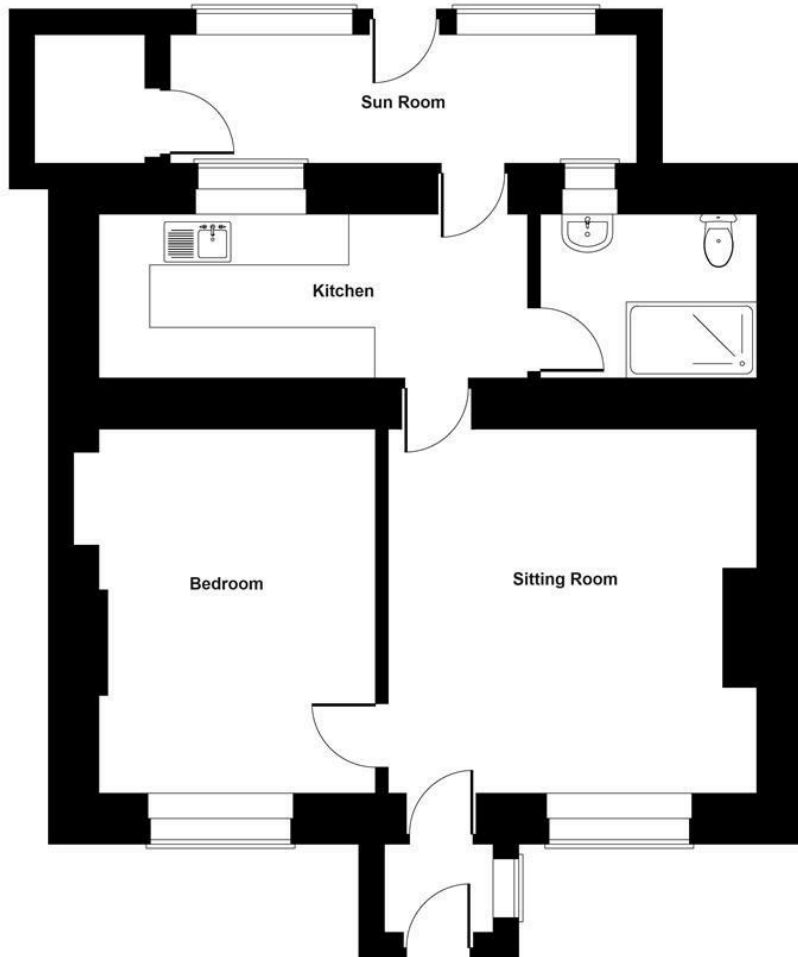
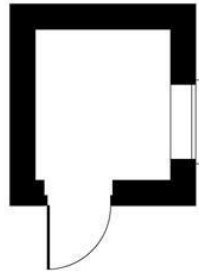
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Outbuilding



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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