



6 Beech Close

Scruton, Northallerton, North Yorkshire, DL7 0TU



Robin Jessop

A WELL PRESENTED FAMILY HOME SITUATED IN A DESIRABLE VILLAGE LOCATION

- Well Presented Family Home
- Recently Renovated Throughout
- Bespoke Kitchen and Bathroom
- Three Double Bedrooms
- Accessible Village Location
- Rear Garden Overlooking the Open Countryside
- No Onward Chain
- Viewing by Appointment Only
- Guide Price Range: £325,000

SITUATION

A1(M) Leeming Interchange 3.2 miles, Bedale 5.1 miles, Northallerton 6.2 miles, Richmond 13.2 miles, Thirsk 13.7 miles, A19 14.5 miles, Leyburn 15.1 miles (all distances are approximate).

The property is located on a very quiet cul-de-sac enjoying a wonderful setting amidst beautiful countryside on the edge of the charming village of Scruton, just off the A684. The village benefits from having a Pub, Village Hall, Green, Cricket Club and Heritage Railway Station and St Radegund's C of E Church. It is well placed also for commuting to the market towns of Bedale and Northallerton.

The property is also conveniently situated within easy reach to the A19 and A1 (M) bringing the larger centres of Darlington, Teesside, York and Leeds within a reasonable commuting distance.

DESCRIPTION

6 Beech Close offers a generously proportioned family home, which has been recently renovated to a high standard offering stylish interiors and spacious living accommodation throughout.

The property is entered via the front porch opening into a welcoming entrance hall with stairs leading to the first floor.



To the right of the hall lies a generously sized sitting room, with a large bay window flooding the space with natural light, and fittings for a wall-mounted television. To the left of the entrance hall is a neatly designed downstairs WC, finished with a handcrafted vanity unit, WC and washbasin.

Directly ahead is the recently refurbished kitchen/diner, which has been thoughtfully designed balancing practicality with modern style. With sleek quartz topped kitchen units and large oak-topped peninsular breakfast bar, the kitchen provides the perfect hub for family living and entertaining space. The kitchen is equipped with a range of integrated appliances, including an electric oven, five-ring gas hob, fridge freezer and dish washer.

The dining area flows into a bright conservatory, offering further accommodation with direct access to the rear garden. At the rear of the property is a useful utility room providing additional floor and base units with plumbing for a washing machine and dryer.

To the first floor, the property features three well-proportioned double bedrooms, with the master benefitting from built-in storage and a particularly attractive aspect overlooking the open countryside. Together with a newly refurbished bathroom, finished to a high standard with stylish tiling throughout, comprising a bath, walk-in shower, WC, wash basin and vanity unit.

Externally, the property enjoys a neatly enclosed rear garden, providing a private space for relaxation or entertaining. To the side of the property, there is a single garage with up-and-over door, off-road parking, and a gravelled front garden area which offers scope for additional parking if required.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.



MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

WHAT3WORDS

///nearing.memory.celebrate

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

TENURE

Freehold with vacant possession.

COUNCIL TAX

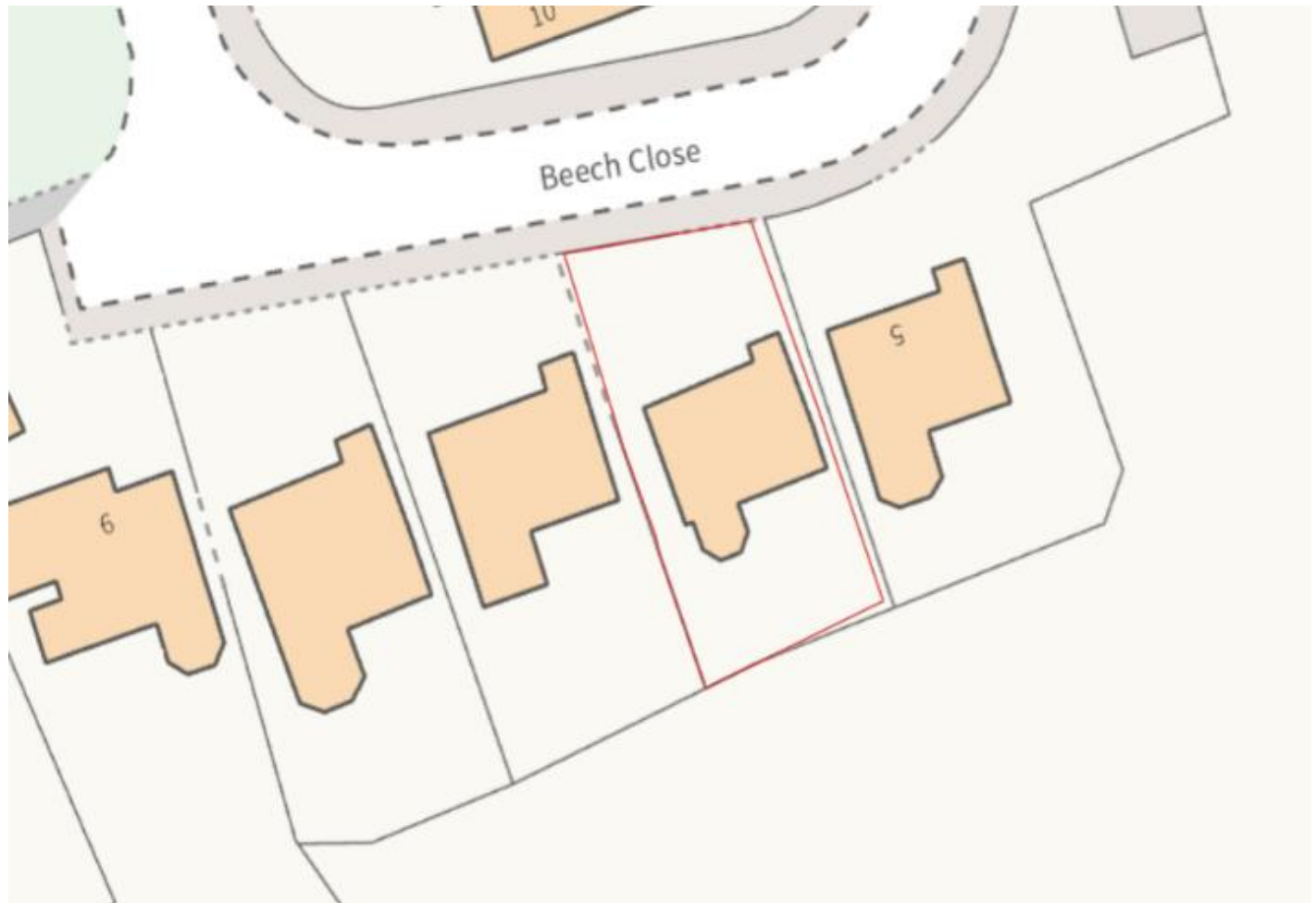
Band D

SERVICES

Mains electricity. Mains drainage. Gas heating. Broadband connection available.

LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD. Tel 03001312131



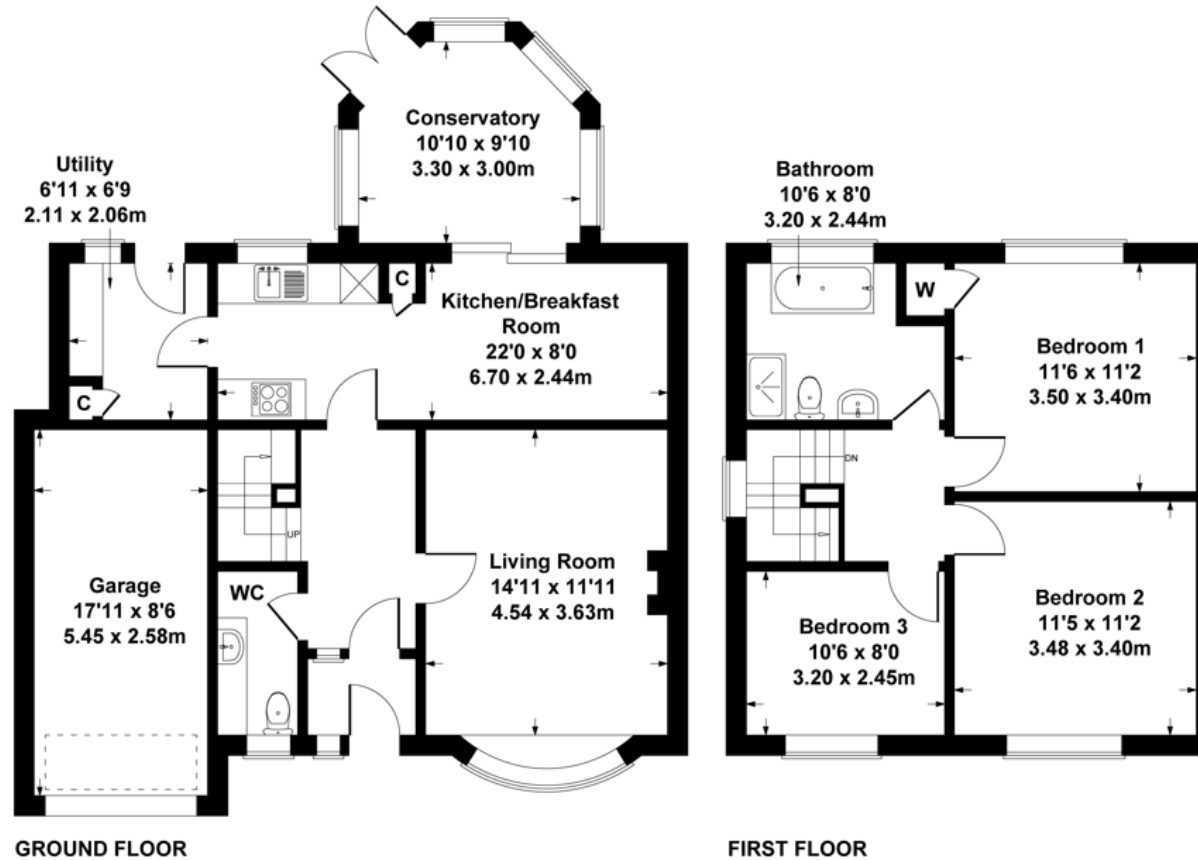
6 Beech Close, Scruton

Approximate gross internal area

House 110 sq m - 1184 sq ft

Garage 14 sq m - 150 sq ft

Total 124 sq m - 1334 sq ft



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. 2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Robin Jessop Ltd
 info@robinjessop.co.uk
 01969 622800
 01677 425950
 www.robinjessop.co.uk

Important Notice: Robin Jessop Ltd, their clients and any Joint Agents give notice that: They are not authorized to make or give any representations or warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents. Where it is stated that there is planning potential, Purchasers must satisfy themselves with the Planning Authority or otherwise. Robin Jessop Ltd has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

