



## **6 Illman House Howard Court, Scorton**

### **Asking Price £180,000**

Situated within the charming village of Scorton, this delightful property presents an excellent opportunity for both families and first-time buyers.

The house features a welcoming entrance porch way, a living room, ideal for relaxation or entertaining guests, a kitchen / breakfast room, three well-proportioned bedrooms and a modern bathroom, designed for both convenience and comfort.

Constructed in approximately 1999, this home combines contemporary living with a sense of community, making it an attractive choice for those seeking a peaceful lifestyle. The absence of onward chain means that you can move in without delay, allowing for a smooth transition into your new home.

Scorton is known for its picturesque surroundings and friendly atmosphere, offering a range of local amenities and easy access to nearby towns. This property is not just a house; it is a place where memories can be made and cherished.

In summary, this is a fantastic opportunity to own a lovely end-terrace house in a desirable location, with the added benefit of no onward chain. Do not miss your chance to view this property and envision your future in this delightful home.





# 6 Illman House Howard Court, Scorton

## General Remarks

Offered For Sale with NO ONWARD CHAIN

An outstanding opportunity has arisen to acquire a three bedroom end of terrace property occupying a most pleasing position on Howards Court within the highly desirable village of Scorton in North Yorkshire.

Double glazed windows throughout

Electric heating

Council Tax Band C

The property benefits from a single garage which is adjacent to the property.

We welcome viewings at the earliest opportunity to avoid disappointment.

## Location

Scorton is an affluent village known for its charming community atmosphere, just 2 miles east of Brompton-on-Swale, 6 miles from Richmond, and within easy reach of Northallerton and Darlington. With excellent transport links to the A1(M) and A66(T), Scorton offers both tranquillity and convenience, making it ideal for commuters.

This sought-after village lies within a designated conservation area and is home to a range of local amenities including two welcoming public houses, a village shop, post office, B&B accommodation, nursery, preschool, primary school, and the Scorton Medical Centre, ensuring a perfect blend of modern living in a historic setting.

## Entrance Porch Way

The property is entered through a wooden door leading into a welcoming entrance porch way. The porch way benefits from vinyl flooring and a UPVC double glazed window overlooking the side elevation of the property.

## Living Room

The beautifully presented living room is situated to the front elevation of the property, Warmed by an electric radiator, tastefully decorated in neutral tones and benefiting from a wood framed double glazed window and an under stairs cupboard providing useful storage.

## Kitchen / Breakfast Room

9'8" x 11'3"

The kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen benefits from a wood framed double glazed window overlooking the rear of the property, plumbing for an automatic washing machine and an integrated electric oven and hob with overhead extractor hood. There is ample room for a dining table.

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

13'2" x 8'5"

A double bedroom situated to the front elevation of the property. Warmed by an electric heater, tastefully decorated in neutral tones and benefiting from a wood framed double glazed window.

## Bedroom Two

9'9" x 8'4"

A double bedroom situated to the rear elevation of the property. Warmed by an electric heater, tastefully decorated and benefiting from a wood framed double glazed window.

## Bedroom Three

8'0" x 5'9"

With a wood framed double glazed window overlooking the front elevation of the property a single bedroom warmed by an electric heater and tastefully decorated in neutral tones.

## Bathroom

The bathroom has a tiled floor, partially tiled walls, a wood framed double glazed window and is fitted with a modern suite comprising of a panelled bath with over head electric shower, a wash hand basin and a low level WC.

## Externally

Externally to the rear of the property there is a paved garden designed for low maintenance and a single garage which is adjacent to the property with an up and over door.

