J.R. HOPPER & Co. Est. 1886



BAINBRIDGE • DL8 3FB

1 Scott Hill

Guide Price £60,000 - £80,000 (For 50% Share)

2 D

AT A GLANCE

- Popular Village Location
- Living Room With Dual Aspect Windows
- Well Appointed Kitchen
- Ground Floor WC
- Shower Room
- Two Bedrooms
- Use of Communal Garden
- Outside Store
- 50% Shared Ownership
- Local Occupancy Restriction Applies

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KIRKBY STEPHEN 01768 258002

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THE PROPERTY

Popular Village Location

1 Scott Hill sits in a quiet location on the edge of the popular Dales village of Bainbridge in Upper Wensleydale.

Bainbridge is a picturesque Upper Dales village with a good sense of community with houses set around a protected Village Green. It has a butchers, primary school, small village shop, a tearoom, pub & garage. It has beautiful views in all directions and walks from the doorstep.

1 Scott Hill was converted in 2008, it provides spacious accommodation over two floors. The property is in good order throughout and benefits from having sliding sash double glazed windows and LPG central heating.

On the ground floor, is a spacious entrance hall with a handy WC, a good size, light living room and a well fitted kitchen with plenty of cupboard and worktop space.

Upstairs, there is a good size double bedroom with a single bedroom next door and a shower room.

Externally, to the front is a communal garden, shared with the neighbour and an outside store. There is resident parking a short walk away and also plenty of safe on street parking.

The property is offered through a shared ownership scheme, providing an affordable route to homeownership for those with a qualifying connection to North Yorkshire. The purchase price represents a 50% share of the property, with the remaining 50% retained by Broadacres Housing Association, to whom rent is payable on their share.

Purchasers must meet the local connection criteria for North Yorkshire. Please refer to our full property details for further information regarding the eligibility requirements.

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Living Room With Dual Aspect Windows

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Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L.B. Carlisle, E.J. Carlisle.

GALLERY

Every room, inside and out











REQUEST THE VIDEO VIEWING

Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through 1 Scott Hill properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE
VIDEO VIEWING

Produced 22 October 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

THE ACCOMMODATION

A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

01 GROUND FLOOR

Entrance Hall

Fitted carpet. Coir matting. Radiator. Staircase. Window and door to the rear.

Cloakroom

Step down. Fitted carpet. Wash basin and WC. Radiator. Frosted sash window.

Living Room

Good size sitting room. Fitted carpet. Fireplace with electric fire. Two radiators. TV and phone point. Two large sash windows to the front. Window to the rear.

Kitchen

Vinyl flooring. Good range of wall and base units. Plumbing for washing machine. Integrated electric oven, hob and extractor fan. Stainless steel sink and drainer. Gas boiler. Radiator. Three sash windows to front and rear.

02 FIRST FLOOR

Landing

Fitted carpet. Turned staircase. Storage cupboard. Radiator. Window to the front and window to the rear.

Bedroom 1

Front double bedroom. Fitted carpet. Fitted bedroom furniture. Radiator. Sash window to the front.

Bedroom 2

Front, single bedroom. Fitted carpet. Fitted bedroom furniture. Radiator. Window to the front.

Shower Room

Fitted carpet. Ceiling down lights. Wash basin and WC. Shower cubicle. Radiator.

03 OUTSIDE

Garden

Front, communal garden which is shared with the neighbour. Pleasant sitting out area with flower beds and a lawn. Use of a storage shed.

Washing Rights

The resident has the right to hang washing on the lines in the rear communal garden that is accessed via a path at the front of the property.

Parking

Resident parking a short walk away. Safe on street parking.

04 AGENTS NOTES

Material Information

LPG central heating. Mains waste and water. Double glazing throughout.

Local Connection Requirement

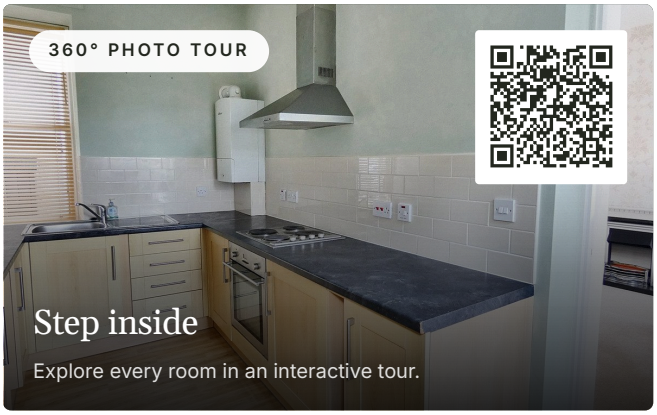
A prospective occupier of an affordable rental dwelling or affordable homebuy dwelling pursuant to paragraph 4 of the schedule hereto shall be either: (a) An existing residents of the Relevant Parish who has resided in Relevant Parish for the proceeding 3 years; or (b) A person who is in or taking up employment with a contract length of not less than 12 months & for a minimum of 16 hours per week in an established business whose activities are predominantly carried out in the relevant parish; or (c) A person returning to the Relevant Parish having previously lived in the Relevant Parish for a period of at least 10 year; or (d) A person taking up a permanent place at a primary or secondary school within the Relevant Parish; or (e) A person whose mother, father, brother, sister or adult son & daughter (or other family member as approved in writing by the Authority) permanently resides in the Relevant Parish and who has done so for a period of not less than3 years immediately prior to the occupation of the Affordable Housing Unit & who is certified by the Registered Provider to be in need or care or support from such family member. 1 Bainbridge 2 Upper Wensleydale 3 Upper Swaledale 4 Any parish within 3 miles of Banbridge 5 Any parish within North Yorkshire Council

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ONLINE ONLY

There's more on the website

Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.



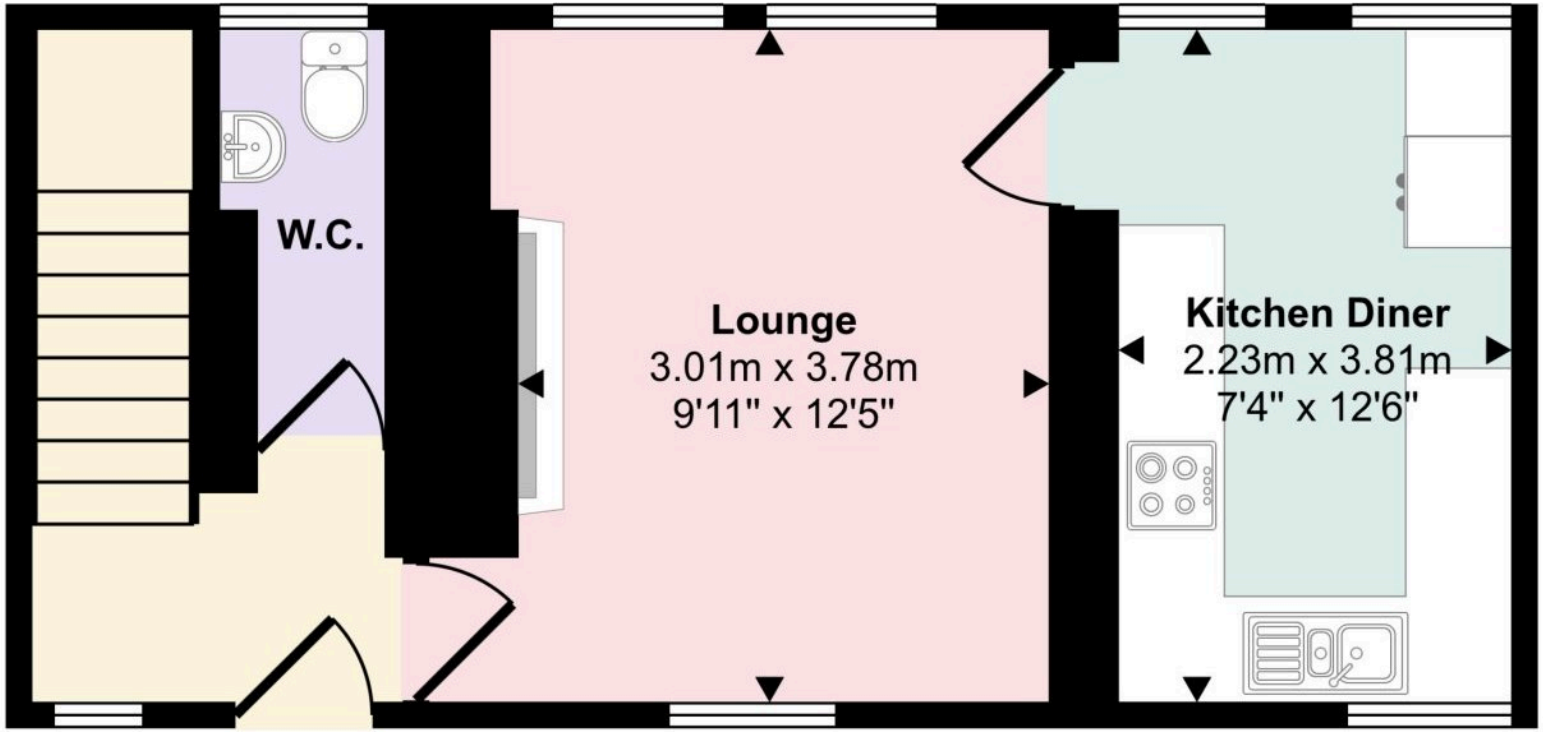
DOCUMENTS & LINKS

EPC - 18th October 2024

PDF · 0.09 MB

“Well Appointed Kitchen

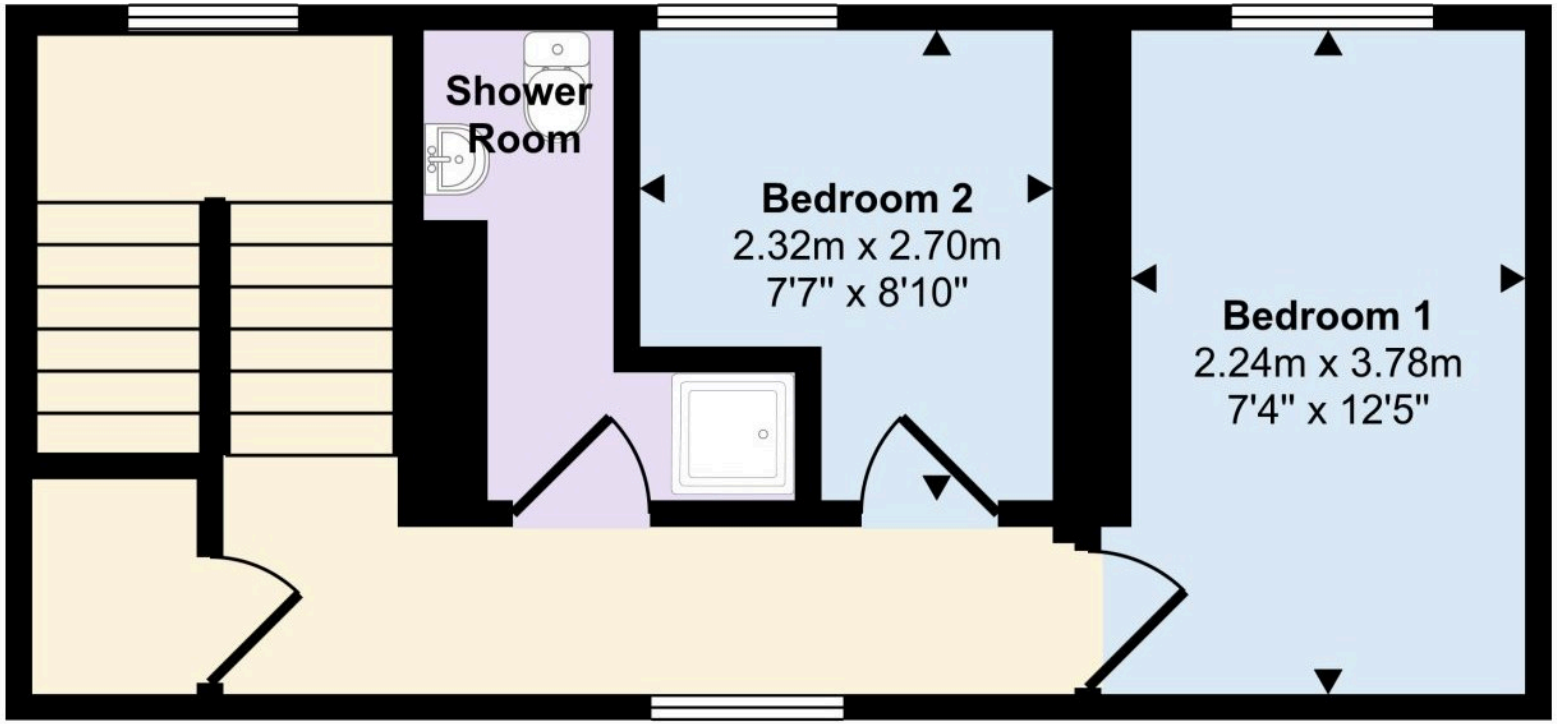
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Ground Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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First Floor

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