



10 SCOTT HILL
BAINBRIDGE, WENSLEYDALE, DL8 3FB

£110,000
LEASEHOLD

A GREAT OPPORTUNITY FOR A LOCAL PERSON TO GET ONTO THE HOUSING LADDER. A Deceptively Spacious Well Presented Modern End Terraced House within a pleasant cul-de-sac setting providing an affordable home ownership opportunity within Upper Wensleydale. Entrance Hall, Lounge, Kitchen/Dining Room, Utility Room/WC, 2 Double Bedrooms, Bathroom/WC, Communal Parking Bays, Private West Facing Rear Garden, LPG Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band B. EER D67.

NORMAN F. BROWN

Est. 1967

10 SCOTT HILL

- 2 DOUBLE BEDROOMS • DECEPTIVELY SPACIOUS • WELL PRESENTED AND MODERN • CUL-DE-SAC • SHARED OWNERSHIP OPPORTUNITY • LPG GAS CENTRAL HEATING • UPVC DOUBLE GLAZING



DESCRIPTION

A GREAT OPPORTUNITY FOR A LOCAL PERSON TO GET ONTO THE HOUSING LADDER. A Deceptively Spacious Well Presented Modern End Terraced House within a pleasant cul-de-sac setting providing an affordable home ownership opportunity within Upper Wensleydale. Entrance Hall, Lounge, Kitchen/Dining Room, Utility Room/WC, 2 Double Bedrooms, Bathroom/WC, Communal Parking Bays, Private West Facing Rear Garden, LPG Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band B. EER D67.

ENTRANCE HALL

Ceramic tiled floor, radiator. Composite entrance door to Front with double glazed panels. Doors to Utility Room/WC, Lounge and Kitchen/Dining Room.

LOUNGE

2 radiators. Door to Entrance Hall. Double glazed windows to side and rear.

KITCHEN/DINING ROOM

Tiled surrounds, stainless steel single drainer sink unit with mixer tap, oak laminate work surfaces, cream cupboards and drawers with chrome handles, electric cooker point, stainless steel extractor fan, freezer/fridge space, plumbing for dishwasher, ceiling LED spotlights, wall mounted gas fired WORCESTER combi boiler, ceramic tiled floor, understairs cupboard, radiator. Door to Entrance Hall. Composite entrance door to Rear Garden with double glazed panels. Double glazed window to rear with venetian blind.

UTILITY ROOM/WC

Wash hand basin, wc, plumbing for washing machine, tumble dryer space, laminate work top, ceramic tiled floor, shelving, radiator. Door to Entrance Hall. Double glazed window to front.

LANDING

Storage cupboard, access to boarded loft space with drop down hatch, ladder and light. Doors to Bedrooms and Bathroom/WC.

BEDROOM 1

Radiator. Door to Landing. Double glazed windows to front and rear.

BEDROOM 2

Built in cupboard over the stairs, radiator. Door to Landing. Double glazed window to side.

BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with electric shower over and glass screen, extractor fan, wc, ceramic tiled floor, radiator. Door to Landing. Double glazed window to rear.

OUTSIDE

TO THE FRONT

Outside courtesy light, communal parking bays to front.

PRIVATE WEST FACING REAR GARDEN

Enclosed by dry stone walls and timber panel fencing comprising lawn, timber shed with light and 2 double sockets, cold water tap, security light, covered storage area, side gate to shared path leading to the front.

SERVICES

Mains electricity, water and drainage. LPG gas central heating.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure – The title register is NYK 362818. Broadacres Housing Association are the Freeholder of the property. The property is being sold under a long leasehold shared equity basis of 50% of the property's 100% value of £220,000. Broadacres may consider selling a higher percentage equity share up to a maximum of 80%. A monthly rent of £121.29 is payable to Broadacres. The lease term is 99 years from 16/10/2008.

Under Broadacres occupancy terms, the occupant must be the owner of the property, the property cannot be let, the owner will be assessed by Broadacres for their suitability and also they must presently live within the local area.

Local Authority - North Yorkshire Council – Tel: 0300 1312131
www.northyorks.gov.uk

Broadband and Mobile Phone Coverage – please check using this website

<https://checker.ofcom.org.uk>

Property Reference – 18783045

Particulars Prepared – April 2026.

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.

ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.

iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.

iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional

market appraisal of your property without obligation, if you are thinking of selling.

FREE IMPARTIAL MORTGAGE ADVICE

CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.

AML POLICY

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

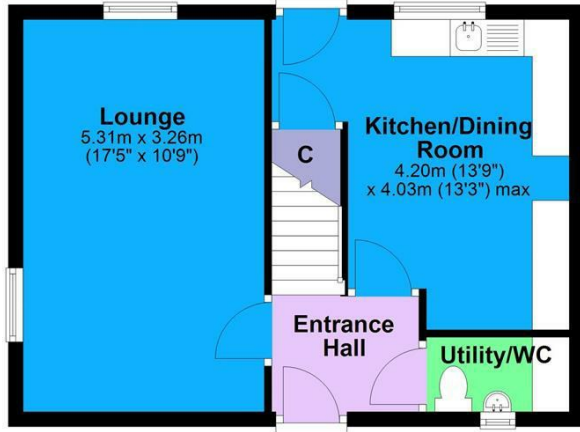
10 SCOTT HILL





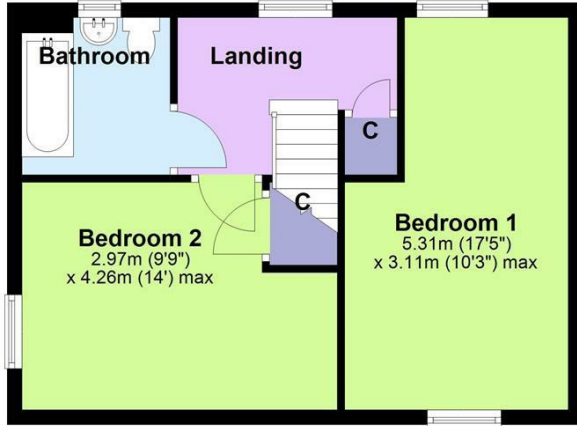
Ground Floor

Approx. 39.3 sq. metres (423.1 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.3 sq. feet)



Total area: approx. 78.5 sq. metres (845.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Leyburn Office Sales
 25 Market Place
 Leyburn
 North Yorkshire
 DL8 5AS

01969 622194
 leyburn@normanfbrown.co.uk
 www.normanfbrown.co.uk

