



9 MEADOW COURT, SCRUTON

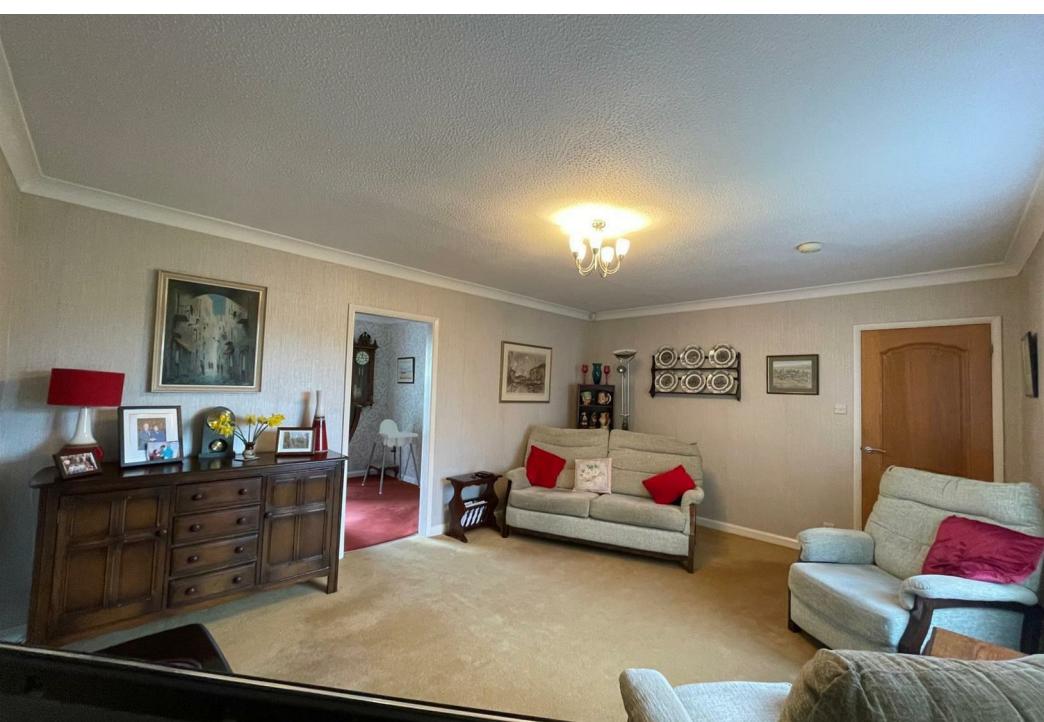
£425,000



Northallerton  
Estate Agency

# Meadow Court

Northallerton, DL7 0QU



#### Entrance Hall

A large bright entrance hall with good under stair storage and a downstairs W/C double radiator. internal doors are oak.

#### Living Room

16'4" x 12'4"

A lovely sitting room with a big bay window with views over the front of the property an entrance door from the hall way and a door leading into the dining room. Coved ceilings

#### Dining Room

11'8" x 8'10"

The dining room has double glazed sliding doors out to the garden area and fantastic views over fields and onto the North Yorkshire Moors. There is a door that leads on to the kitchen area.

#### Kitchen

12'4" x 8'10"

Nice size with range of light oak base and wall cupboards. 1 and 1/2 sink unit, The cooker and Washing machine are included in the sale, tiled splashback. Door leading into the utility room.

#### Utility Room

8'10" x 6'9"

Base units with space for washing machine. Worcester Dimesmore 20/35 floor mounted boiler.

#### Study

8'11" x 8'4"

#### Carport

18'4" x 8'9"

#### Garage

18'4" x 8'11"

#### Master Bedroom

12'2" x 12'0"

Large room with great views and built in double wardrobe and double radiator.

#### Ensuite

8'10" x 6'9"

Corner shower with heated towel rail.

#### Bedroom 2

11'10" x 9'10"

Faces out to the rear of the property with a recessed store cupboard

#### Bedroom 3

11'8" x 11'6"

situated at the front of the property with double radiator.

#### Bedroom 4

8'6" x 7'4"

situated at the front of the property.

#### Bathroom

6'9" x 5'7"

The bathroom has a full sized bath sink and toilet.

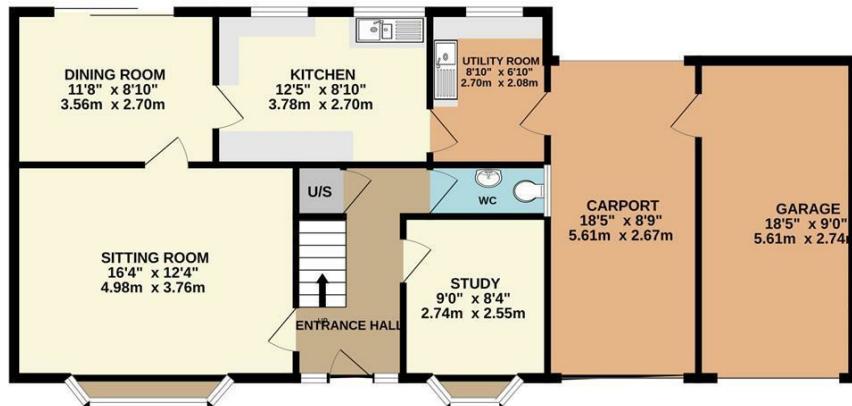
#### Garden

Lawned gardens Raised stone edge shrubberies at one end opens out to a seating area a views of the surrounding fields.



Call us to arrange a viewing on **01609 771959**

GROUND FLOOR  
998 sq.ft. (92.7 sq.m.) approx.



1ST FLOOR  
655 sq.ft. (60.8 sq.m.) approx.



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TOTAL FLOOR AREA: 1653 sq.ft. (153.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Energy average	C		
Energy inefficient - higher running costs	D		
Very inefficient - higher running costs	E		
Very inefficient - higher running costs	F		
Very inefficient - higher running costs	G		

England & Wales  
EU Directive 2002/91/EC

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