

**10 MEADOW DRIVE, SCRUTON,
NORTHALLERTON, DL7 0QW**



**AN ATTRACTIVELY PRESENTED, 2-BEDROOMED SEMI DETACHED BUNGALOW
SITUATED ON GOOD SIZED PLOT IN SOUGHT AFTER VILLAGE LOCATION**

- UPVC Sealed Unit Double Glazed
- Gas Fired Central Heating
- UPVC Soffit Boards
- Attached Car Port and Garage
- Cavity Wall and Attic Insulated
- Good Sized Plot with Gardens to Front & Rear

Offers in the Region of: £160,000

OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

10 MEADOW DRIVE, SCRUTON, DL7 02W

SITUATION

Northallerton	6 miles	Richmond	9 miles
Darlington	10 miles	Catterick	10 miles
Scotch Corner	4 miles	A1	2 ½ miles
Bedale	4 miles		

(All distances are approximate)

10 Meadow Drive, Scruton is in a very good village location and is attractively positioned. It offers scope for up-dating and modernisation but occupies a nice sized, easily maintained plot which offers a high degree of privacy.

The property is attractively situated just outside the centre of the much sought after and highly desirable rural village of Scruton, midway between Northallerton and Bedale. The property is nicely positioned on a nice sized plot with views onto and close to open countryside. The property is within easy commuting distance of the local market towns of Northallerton and Bedale where a full and comprehensive ranged of educational, recreational and medical facilities are to be found together with good shopping and twice weekly markets. The A1 and A19 trunk roads are within easy commuting distance and additionally Northallerton enjoys the benefit of an East Coast Main Line Train Station which links London to Edinburgh and brings London within 2 ½ hours commuting time. Additionally via the Transpennine route that calls at this station there is direct access to Newcastle, Manchester, Liverpool and Manchester Airport.

AMENITIES

Shooting & Fishing – The property is conveniently placed in an area renowned for its quality shoots and good fishing being within easy reach of the Moors and the Dales and close to good local rivers and ponds.

Hunting – The property is within the Bedale Hunt area and within easy boxing distance of the Bedale, West of Yore, South Durham and Bilsdale Hunts.

Racing – Catterick, Sedgefield, Thirsk, York, Ripon, Beverley and Doncaster.

Golf – Romanby Northallerton, Bedale, Thirsk, Catterick, Richmond, Darlington & Yarm

Schools – The area is well served by good state and independent schools. There are local Primary Schools in Scorton, Secondary Schools at Richmond and Northallerton and independent Schools at Yarm, Teesside High, and Polam Hall at Darlington, Ampleforth, and Queen Mary's at Baldersby.

Leisure Activities - In and around the local market towns of Northallerton and Richmond there is a good leisure pool, comprehensive system of cycle routes, local football and rugby clubs plus a number of gyms.

Communications – the A.1 trunk road is within easy reach and the East Coast main line stations are available both at Darlington and Northallerton bringing Edinburgh and London within 2 ½ hours commuting distance.

Additionally via the Transpennine line there is direct access to Newcastle, Middlesbrough, York, Leeds, Liverpool, Manchester and Manchester Airport.

International Airports can be found at Durham Tees Valley, Newcastle, Leeds/Bradford and Manchester.

DESCRIPTION

10 Meadow Drive, Scruton comprises a brick built with clay tile roof, good sized 2-bedroomed, semi detached bungalow which enjoys the benefit of a nice sized easily maintained plot which offers a high degree of privacy. It enjoys the benefit of UPVC sealed unit double-glazing and UPVC soffit boards together with gas fired central heating and has been cavity wall insulated as well as having extensive insulation to the attic.

Externally the property enjoys to the front a nice sized attractive lawned garden with shrubberies behind well-established beech and privot hedge. To the side is a concrete driveway and hard standing leading to a covered carport and access to the garage and providing hard standing for 3 vehicles together with garage storage. The presence of a carport and garage offers scope for possible extension subject to the purchasers' requirements and necessary planning permission. At the rear the property enjoys mainly lawned and predominantly hedged boundary gardens providing a high degree of privacy and a nice back drop to the property.

The property merits early inspection and is offered chain free and available for early occupation.

ACCOMMODATION

In through UPVC sealed unit double glazed front door with etched glass panels into:

Entrance Hall

17' 7" x 5' 3" max (5.36m x 1.60m)

Attic access, ceiling light point, radiator, telephone point.

Sitting Room

13' 4" x 15' 8" (4.06m x 4.77m)

Good sized light and airy room with large double glazed window to front. Feature tiled fireplace, mantle shelf and hearth with hearth mounted Living Flame gas fire. The room has a ceiling light point, radiator, television point together with two wall lights. The fire has a central heating back boiler.

Kitchen

10' 4" x 10' 2" (3.15m x 3.10m)

The kitchen comprises a nice range of modern base cupboards with wrought iron door furniture topped with granite effect work surfaces with inset single drainer, single bowl stainless steel sink unit all with tiled splashbacks. Space and point for cooker. Space and plumbing for auto wash, ceiling light point, UPVC sealed unit double glazed door to side with etched glass central panel giving access to the car port. Built in shelved pantry with

store cupboard to side with cloaks hanging. Radiator.

Bedroom 1
13' 3" x 11' 9" (4.04m x 3.58m)

With radiator and ceiling light point. Nice view out over the back garden.

Bedroom 2
13' 4" x 8' 8" (4.06m x 2.64m)

With ceiling light point, over bed light pull and radiator. Nice view out over the back garden.

Bathroom
9' 11" x 6' 1" (3.02m x 1.86m)

With panelled bath and tiled surround, wall mounted Trident T60 electric shower. Pedestal wash basin with tiled splashback, and WC. Radiator. Ceiling light point. Wall mounted shaver socket. Wall mounted mirror fronted bathroom cabinet. Built in airing cupboard housing lagged cylinder and immersion heater with shelved storage to side. Useful shelved cupboard storage over. Wall mounted Consort electric heater.

Garage
16' 1" x 9' 0" (4.91m x 2.74m)

Brick built with felt roof. Up and over door to front, pedestrian door to rear. UPVC sealed unit double glazed window at the back. It has the benefit of light and power. Concrete floor. The garage provides great scope for further extension subject to Purchaser's requirements and any necessary Planning Permissions or Building Regulations.

Car Port
9' 4" x 22' 0" (2.84m x 6.70m)

With corrugated clear plastic roof.

GARDENS

The property enjoys to the front a nice sized attractive lawned garden with shrubberies behind well-established beech and privot hedge. To the side is a concrete driveway and hard standing leading to a covered carport and providing hard standing for 3 vehicles together with giving access to the attached garage. The walkway continues to the rear where the gardens are mainly lawned with predominantly hedged boundaries providing a high degree of privacy.

GENERAL REMARKS AND STIPULATIONS

VIEWING

By appointment through Northallerton Estate Agency – tel. no. 01609 – 771959.

SERVICES

Mains water, electricity and drainage. Gas Central heating.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is C.

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel. no. 01609 – 779977.





COMMITMENT

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.

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