James Winn
Estate Agents

3 Bedrooms

James Winn is proud to offer the rare opportunity to acquire a well-positioned home in the desirable village of Scruton, offering generous outdoor space, excellent parking, and versatile garden areas ideal for modern family living or those seeking a semi-rural lifestyle.

This attractive property benefits from gardens to the front, side, and rear. The front garden is thoughtfully tiered and features mature trees and established shrubs, creating a welcoming approach. To the side, there is a useful shed and access through to the rear.

# East Grange Close

Scruton,
Northallerton,
DL7

Asking Price:

**£395,000**

EPC Rating: D

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231 High Street, Northallerton, North Yorkshire, DL7 8LU

**Location**:
East Grange Close, DL7 0TZ is located in Scruton, a small rural village near Northallerton in North Yorkshire. The property sits within a quiet residential cul-de-sac, offering a peaceful countryside setting.

The area is characterised by a mix of detached homes and bungalows, with relatively low crime levels compared to national averages. It has an older demographic and a calm, community-oriented atmosphere.

The village lies approximately 3.5–4 miles southwest of Northallerton, the nearest market town, and is surrounded by open countryside and farmland typical of this part of North Yorkshire.

The nearest railway station is Northallerton, around 3.8 miles away, providing convenient transport links.

**Directions**:
From Northallerton town centre (e.g. High Street).
Head west out of town on the A684 (towards Bedale / Leyburn). Continue on the A684 for about 2–3 miles, after passing through Morton-on-swale turn right signposted for Scruton, follow this road into Scruton village.
As you enter the village, continue straight through.
Turn right onto East Grange Close.

For additional information and full photo gallery please visit **www.jameswinn.co.uk**

**Entrance Porch**: **2.08 x 1.28**
Double-glazed sliding patio doors, brick and stone walls, tiled floor, cladded ceiling.

**Entrance Hall**: **6.48 x 0.95**
Double-glazed door and glazed side panels from porch, leading to all internal rooms, double built-in storage cupboard, LVT flooring, loft entrance.

**Living Room**: **5.60 x 3.66**
3 Part double-glazed bow window, feature fireplace with inset gas fire, limestone hearth and mantel, 2 radiators, LVT flooring, arch through to dining room.

**Dining Room**: **3.44 x 2.95**
Double-glazed door and full height glazed side panels leading to conservatory, radiator, LVT flooring.

**Conservatory**: **3.49 x 2.77**
Fully glazed with glass roof, French doors leading to rear garden, brick and plastered walls, tiled floor, ceiling fan, radiator.

**Kitchen**: **3.46 x 3.16**
Double-glazed window and door to conservatory, full range of base and wall units, double electric oven, gas hob, chrome chimney extractor, integrated fridge, space for plumbed washing machine, tiled floor, tiled splashback, radiator, spotlights, oil boiler.

**Master Bedroom**: **4.16 x 3.38**
Double-glazed window, full range of fitted wardrobes, bedside cabinets and bulk-head storage, radiator, carpet.

**Bedroom 2**: **4.16 x 2.97**
Double-glazed window, sliding mirror wardrobes, radiator, carpet.

**Bedroom 3**: **3.38 x 2.81**
Double-glazed window, full wall of sliding door wardrobes, radiator, carpet.

**Shower Room**: **1.97 x 2.40**
Double-glazed window, walk-in shower with full-height screen and rainfall shower, panelled wall to the shower area, designer vanity units with inset hand basin and back-to-wall WC, tiled floor, shaving point, spotlights.

**W/C**:
**0.85 x 2.40**
Double-glazed window, fully tiled, LVT flooring, hand basin, w/c.

**External**:
There are wrap-around gardens to front side and rear, front being tiered with mature trees and shrubs, shed to side, slate and paved rear garden with mature borders, gate to private parking, door to garage.
There is a single garage with up and over door, electrics and lighting.
Additional covered carport.
Addition garden/allotment with lawn, raised beds, veg plot, shed and greenhouse.

**MORTGAGE & FINANCIAL ADVICE**:
James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it ).Minimum age 18.

**CLAUSES**:
1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and James Winn Ltd accepts no liability for their accuracy.

**MATERIAL INFORMATION**:
The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains provided gas, electricity, oil, water and drainage.
MAINTENANCE / SERVICE CHARGE: N/A
WATER METER: Yes
PARKING ARRANGEMENTS: Off road parking, garage and carport.

BROADBAND SPEED:
The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here https://www.broadbandcheck.co.uk/
ELECTRIC CAR CHARGER: N/A
MOBILE PHONE SIGNAL: No known issues.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

**Tenure** - Freehold

**Viewing** - By appointment through James Winn

GROUND FLOOR
1584 sq.ft. (147.2 sq.m.) approx.

TOTAL FLOOR AREA : 1584 sq.ft. (147.2 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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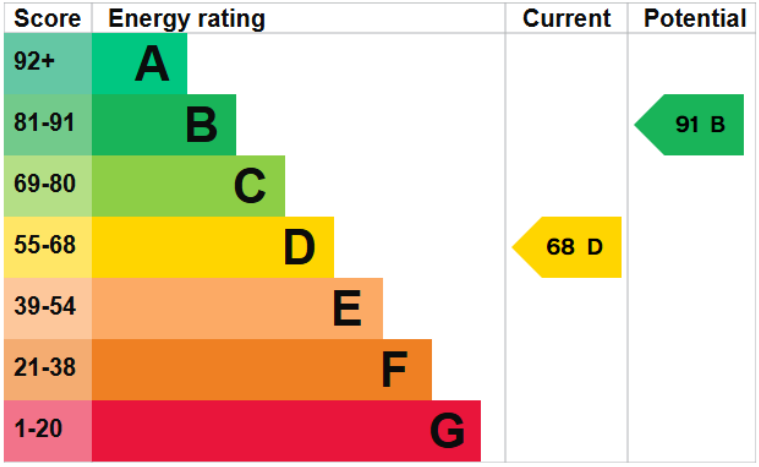


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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract

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