



5 BEECH CLOSE, SCRUTON  
NORTHALLERTON, NORTH YORKSHIRE, DL7 0TU



## 5 BEECH CLOSE

Scruton, Northallerton, North Yorkshire, DL7 0TU

Spacious and well-presented five-bedroom home featuring a generous living room, conservatory, modern kitchen with utility, and three bathrooms. Externally, the property offers a newly landscaped wrap-around garden, integral garage, summer house, and off-street parking.

- Detached Five-bedroom family home
- Generous living space
- Landscaped wrap-around garden
- Integral garage & parking

**ASKING PRICE £430,000**

### GET IN TOUCH

youngsrps, 80-81 High Street, Northallerton, DL7 8EG

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northallerton@youngsrps.com





## DESCRIPTION

The property is entered via an entrance vestibule, with a door leading into the main hallway where stairs rise to the first floor. The ground floor hallway provides access to the kitchen, living room, and a modern downstairs shower room, complete with a walk-in shower, wash hand basin, and WC.

The living room is a generous space, offering ample room for both seating and a dining area. A log burner creates a cosy focal point, while doors lead through to the conservatory. A further door from the living room provides access to the kitchen, which is fitted with a range of wall and base units, a one-and-a-half sink with drainer, an eye-level oven, and a gas hob with extractor over.

From the kitchen, a step leads down to the utility room, which provides space for a washing machine and an American-style fridge freezer (both of which may be included in the sale), along with additional storage cupboards and a sink.

To the first floor, there are five bedrooms, comprising four doubles and one single room, which could also be utilised as a home office. The principal bedroom benefits from dual aspect windows and an en-suite shower room with walk-in shower, wash hand basin, and WC. One of the additional double bedrooms features built-in wardrobes.

The family bathroom is well-appointed, offering a bath, separate shower, WC, wash hand basin, and a useful storage cupboard.

Externally, the property benefits from an integral garage and a wrap-around garden, which has been newly landscaped and is laid mainly to lawn, enclosed by newly installed timber fencing. The garden also features a paved patio area, decorative stone sections, and well-stocked borders with mature bushes and shrubs. A timber summer house and timber wood store are both included in the sale.

To the front, there is off-street parking available on the driveway, along with an additional parking space located to the left side of the property.







### **LOCATION**

Scruton is a delightful and highly regarded village situated just a few miles west of Northallerton, surrounded by beautiful North Yorkshire countryside. Known for its strong sense of community and rural charm, the village offers a peaceful yet well-connected lifestyle, with easy access to nearby market towns, rail links, and major road networks. At its heart lies a traditional village green, historic church and a beautifully restored Victorian railway building part of the functioning Wensleydale Heritage railway- all contributing to its welcoming atmosphere. Scenic walking and cycling routes can be enjoyed from the doorstep, making Scruton ideal for those who appreciate village life and the great outdoors, while still being within easy reach of local amenities and schools in Northallerton.

### **Viewings**

Strictly by appointment only. Please contact the Agent on 01609 773004.

### **Services**

Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water.

### **Charges**

North Yorkshire Council Tax Band D.

### **Tenure**

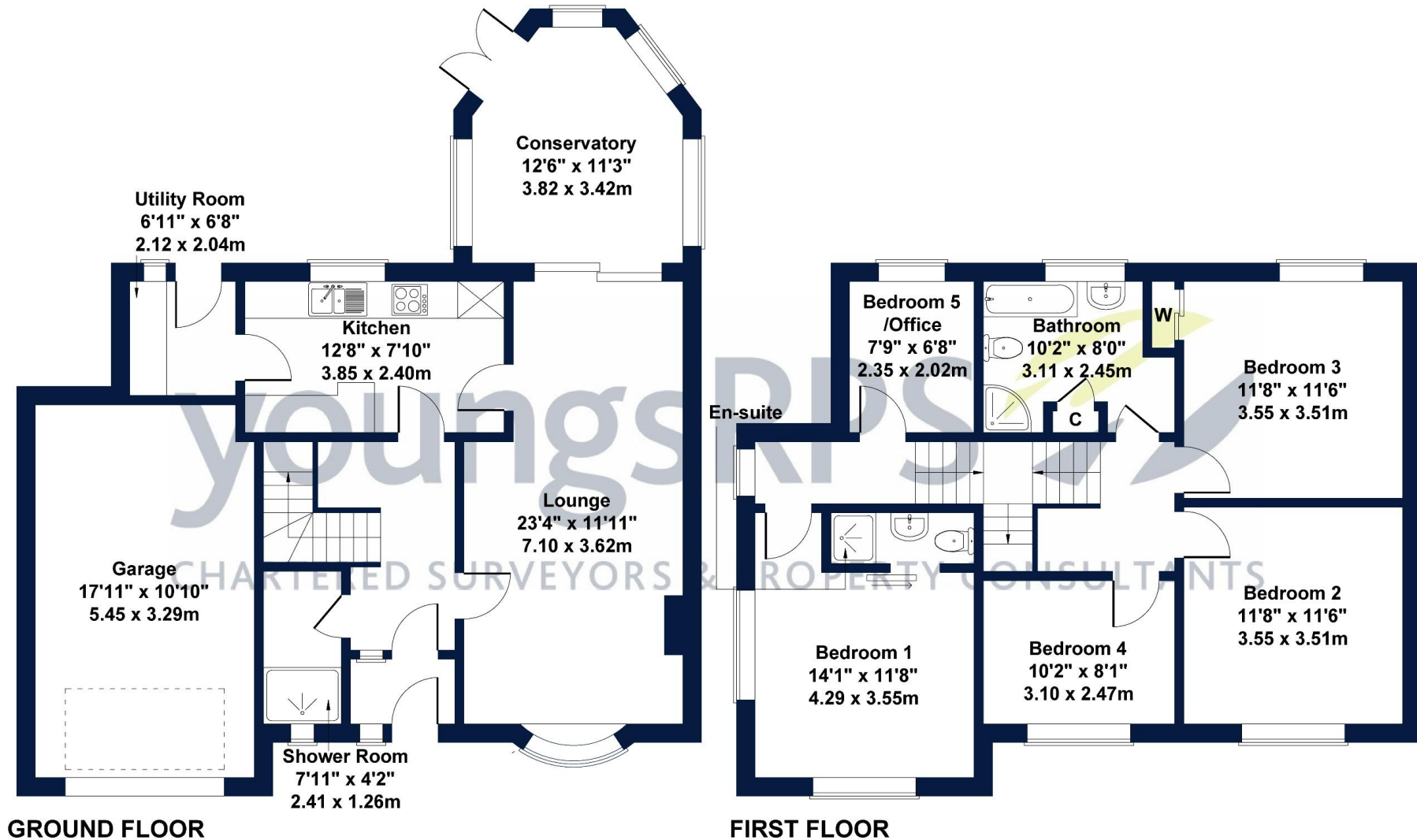
The property is Freehold.

### **Agent's Notes**

Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.

# 5 Beech Close, Scruton, DL7 0TU

Approximate Gross Internal Area  
1755 sq ft - 163 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

[www.youngsrps.com](http://www.youngsrps.com)  
Northallerton 01609 773004



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