



**12 BLENHEIM CLOSE**  
**SCORTON, NR RICHMOND, DL10 6TE**

**£190,000**  
**FREEHOLD**

A Well Presented End Terraced Family House Nicely Situated within this popular and easily accessible village. Entrance Hall, Lounge/Dining Room, Kitchen, Cloakroom/WC, 3 Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Garage, Driveway for 2 cars, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER C77. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967

# 12 BLENHEIM CLOSE

• 3 BEDROOMS • END TERRACED HOUSE • GARAGE AND DRIVEWAY FOR 2 CARS • WELL PRESENTED • CUL-DE-SAC • DESIRABLE VILLAGE • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING • NO ONWARD CHAIN



## DESCRIPTION

A Well Presented End Terraced Family House Nicely Situated within this popular and easily accessible village. Entrance Hall, Lounge/Dining Room, Kitchen, Cloakroom/WC, 3 Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Garage, Driveway for 2 cars, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER C77. NO ONWARD CHAIN.

## ENTRANCE HALL

Coving, telephone point, radiator, stairs to first floor. External door to front with double glazed panel. Doors to Lounge/Dining Room, Kitchen and Cloakroom/WC.

## LOUNGE/DINING ROOM

Coving, tv point, radiator. Double glazed patio doors to Rear Garden. Door to Entrance Hall.

## KITCHEN

Tiled surrounds, stainless steel single drainer sink unit with mixer tap, laminate work surfaces, beech effect cupboards and drawers, built in electric oven and 4 ring gas hob with extractor hood over, plumbing for washing machine, fridge space, wall mounted gas fired BAXI combi boiler, ceiling LED spotlights, radiator. Door to Hall. Double glazed window to front.

## WC

Coving, pedestal wash hand basin with tiled splashback, wc. Door to Entrance Hall.

## LANDING

Doors to Bedrooms and Family Bathroom/WC.

## BEDROOM 1

Built in wardrobe, tv point, radiator. Double glazed window to front. Doors to Landing and En-Suite Shower Room/WC.

## EN-SUITE SHOWER ROOM/WC

Half tiled wall, pedestal wash hand basin, wc, radiator, corner tiled shower cubicle with glass door, large storage cupboard, radiator. Double glazed window to front. Door to Bedroom 1.

## BEDROOM 2

Radiator. Double glazed window to rear. Door to Landing.

## BEDROOM 3

Drop down hatch to part boarded attic, radiator. Double glazed window to rear. Door to Landing.

## FAMILY BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with shower over and glass screen, extractor fan, wc, radiator. Door to Landing.

## OUTSIDE

### FRONT GARDEN

Small area of lawn, path to front door, canopy over front door with light, gas and electric meter boxes.

### TO THE SIDE

Tarmacadam driveway for 2 cars

## GARAGE

Hipped roof with rafter storage, light and double power socket, up and over door to front.

## WEST FACING REAR GARDEN

Lawn, shrubs, patio, gate to driveway.

## SERVICES

Mains electricity, gas, water and drainage.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 201505.

Local Authority - North Yorkshire Council – Tel: 0300 1312131  
[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Broadband and Mobile Phone Coverage – please check using this website

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

Property Reference – 18802370

Particulars Prepared – May 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.

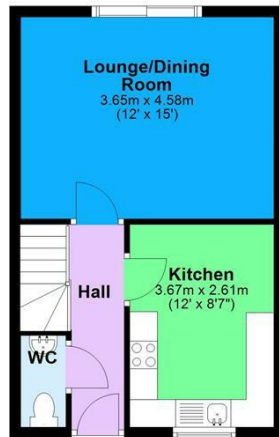
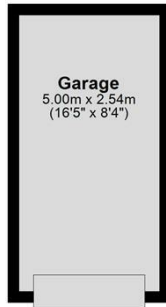
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

## 12 BLENHEIM CLOSE



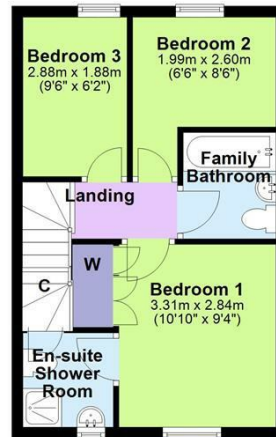
### Ground Floor

Approx. 46.7 sq. metres (502.3 sq. feet)



### First Floor

Approx. 34.0 sq. metres (365.5 sq. feet)



Total area: approx. 80.6 sq. metres (867.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

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