



# STROON

MEANEE ROAD, SCOTTON, CATTERICK GARRISON, DL9 3NB

**£169,950**  
**FREEHOLD**

A Spacious Well Presented Detached Bungalow with private south facing garden occupying a convenient location for Catterick Garrison, Richmond, Bedale and Leyburn. Entrance Hall, Lounge, Sun Room, Kitchen, 2 Double Bedrooms, Bathroom/WC, Garage, Driveway providing ample parking, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER D67. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967



# STROON

• 2 DOUBLE  
BEDROOMS • SPACIOUS • WELL  
PRESENTED • GARAGE AND AMPLE  
PARKING • GAS CENTRAL HEATING • UPVC  
DOUBLE GLAZING • PRIVATE GARDEN



## DESCRIPTION

A Spacious Well Presented Detached Bungalow with private south facing garden occupying a convenient location for Catterick Garrison centre, Richmond, Bedale and Leyburn. Entrance Hall, Lounge, Sun Room, Kitchen, 2 Double Bedrooms, Bathroom/WC, Garage, Driveway providing ample parking, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER D67. NO ONWARD CHAIN.

## ENTRANCE HALL

Radiator, beech effect laminate floor, dado rail, composite front door, access to boarded loft space with light, drop down hatch and pull down ladder. Doors to Lounge, Kitchen/Dining Room, Bedrooms and Bathroom/WC. Composite external door to front with double glazed panel.

## LOUNGE

Cast iron multi fuel stove with sandstone mantle and stone flagged hearth, tv point, coving, radiator, oak effect laminate floor. Door to Hall. Upvc double glazed window to front.

## KITCHEN/DINING ROOM

Tiled surrounds, stainless steel single drainer sink unit with mixer, laminate work surfaces, white cupboards and drawers, electric cooker space with cooker extractor hood over, plumbing for washing machine, plumbing for dishwasher, tumble dryer space, fridge/freezer space, radiator, beech effect laminate floor, wall mounted BAXI gas fired boiler. Doors to Hall and Conservatory. Upvc double glazed window to rear.

## SUN ROOM

Electric panel heater, oak effect laminate floor. Door to Kitchen/Dining Room. Upvc double glazed windows. Upvc double glazed external door to Rear Garden.

## BEDROOM 1

Radiator. Door to Hall. Upvc double glazed window to rear.

## BEDROOM 2

Built in wardrobe, radiator. Door to Hall. Upvc double glazed window to front.

## BATHROOM/WC

Fully tiled walls, pedestal wash hand basin, panelled bath with shower attachment and folding glass screen, wc, radiator, electric shaver point, airing cupboard with insulated hot water cylinder and immersion heater. Door to Hall. Upvc double glazed window to side.

## OUTSIDE

Front Garden

Enclosed by brick walls comprising block paving, mature shrubs, canopy over front door.

To the side

Path with gate leading to:

Private South Facing Rear Garden

Enclosed by hedgerow comprising lawn, flower beds, cold water tap, paved patio, log store.

Garage

Pitched roof with rafter storage, power connected. Up and over door to front. Window to side. Personnel door to Rear Garden.

Gravel driveway providing ample parking, security light.

## SERVICES

Mains electricity, gas, water and drainage.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 127609.

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 – 18731653

Particulars Prepared – August 2025.

### 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.

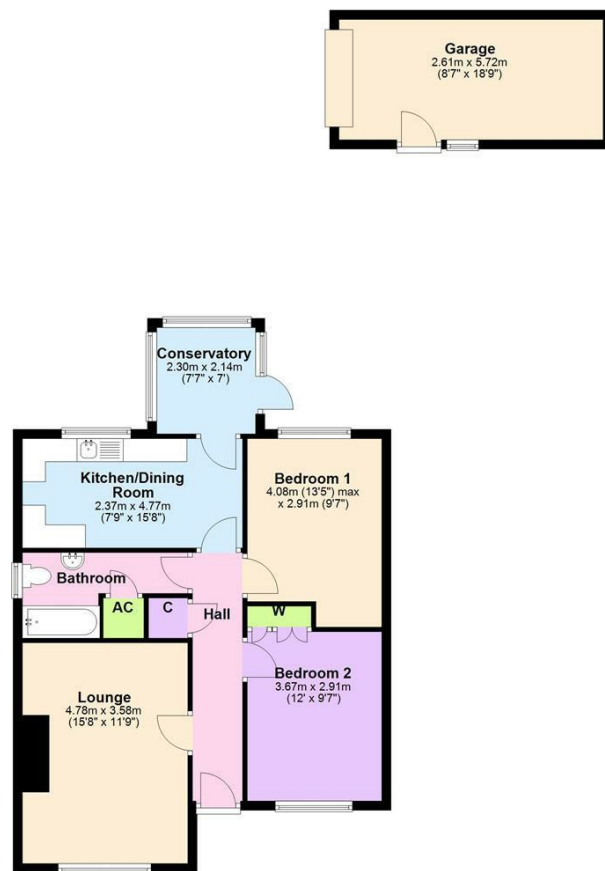
**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP  
REPAYMENTS ON A MORTGAGE OR OTHER LOAN  
SECURED ON IT**

A life assurance policy may be required. Written quotation available upon request.

## STROON



**Ground Floor**  
Approx. 86.0 sq. metres (925.5 sq. feet)



Total area: approx. 86.0 sq. metres (925.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	75
(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

Richmond Office Sales  
14 Queens Road  
Richmond  
North Yorkshire  
DL10 4AG

01748 822473  
richmond@normanfbrown.co.uk  
www.normanfbrown.co.uk

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