



11 ORCHARD MEWS

SCOTTON, CATTERICK GARRISON, DL9 4HW

£99,950
FREEHOLD

A Well Presented Terraced House in a cul-de-sac setting ideal for the first time buyer or buy to let investor. Lounge, Dining Area, Kitchen, Double Bedroom, Bathroom/WC, Good Sized Garage, Parking, Patio, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band A. EER C73. NO ONWARD CHAIN.

NORMAN F.BROWN

Est. 1967

11 ORCHARD MEWS

• TERRACED HOUSE • DOUBLE
BEDROOM • WELL PRESENTED • GOOD
SIZED GARAGE • PARKING BAY • FRONT
AND REAR PATIOS • CUL-DE-SAC • NO
ONWARD CHAIN



DESCRIPTION

A Well Presented Terraced House in a cul-de-sac setting ideal for the first time buyer or buy to let investor. Lounge, Dining Area, Kitchen, Double Bedroom, Bathroom/WC, Good Sized Garage, Parking, Patio, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band A. EER C73. NO ONWARD CHAIN.

LOUNGE

Radiator, stairs to first floor. Double glazed windows to front. Double glazed entrance door to front.

DINING AREA

Double glazed window to rear. Door to Kitchen.

KITCHEN

Stainless steel single drainer sink unit with mixer tap, laminate work surfaces, light grey gloss cupboards and drawers with chrome handles, built in electric oven and 4 ring ceramic hob with black glass splashback and black stainless steel extractor hood over, fridge space, plumbing for washing machine. Double glazed window to rear. Door to Dining Area.

LANDING

Loft hatch. Double glazed window to rear. Doors to Bedroom and Bathroom.

BEDROOM

Radiator, built in wardrobe with overhead cupboards, airing cupboard containing radiator. Double glazed window to front. Door Landing.

BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with shower attachment and glass screen, wc, radiator, radiator, cupboard containing wall mounted gas fired combi boiler. Double glazed window to rear. Door to Landing.

GARAGE

Power connected. Up and over door.

OUTSIDE

To the front
Paved Patio, nearby parking space.

To the rear
Paved patio

Garage (accessed from the rear)

SERVICES

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 161353.

Local Authority - North Yorkshire Council – Tel: 0300 1312131

www.northyorks.gov.uk

Broadband and Mobile Phone Coverage – please check using this website

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

Property Reference – 18824891

Particulars Prepared – July 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):

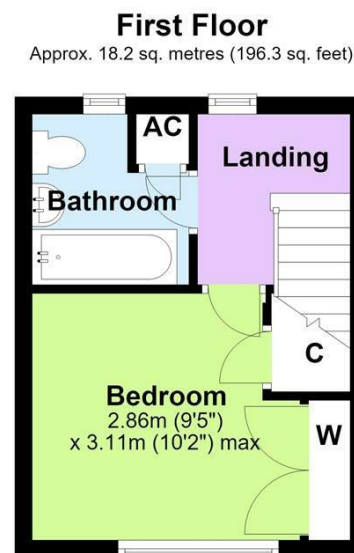
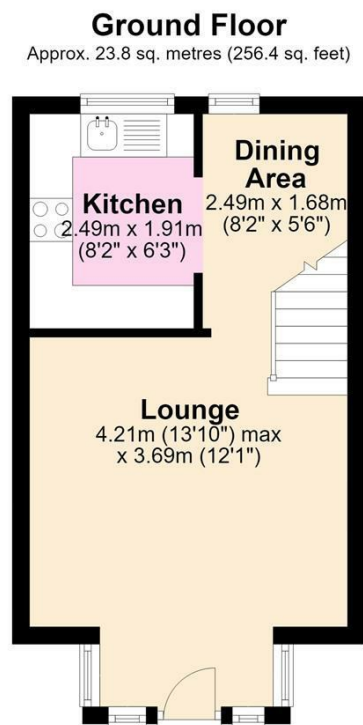
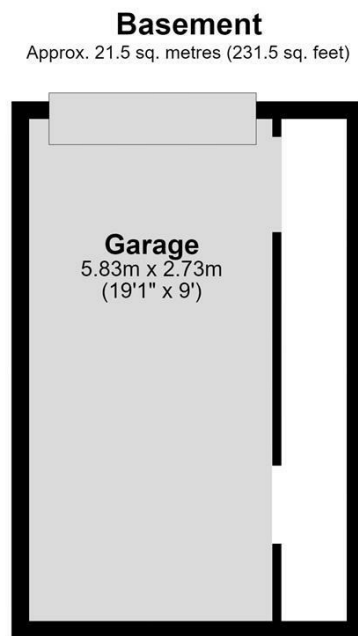
In accordance with The Money Laundering Regulations 2017, we are required by law to:

- 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.

11 ORCHARD MEWS





Total area: approx. 63.6 sq. metres (684.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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