



FOR SALE
JOPLINGS
Property Consultants
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3 The Oaks, Thirsk YO7 3JP
Guide Price £300,000



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3 THE OAKS

THIRSK, YO7 3JP

A rare opportunity to purchase a detached family home, situated in a quiet cul-de-sac in the village of Dalton. Offering spacious accommodation over two floors, the property comprises of a welcoming entrance hallway, an open plan lounge and dining area, a newly fitted kitchen and a utility with a downstairs WC. There are three bedrooms to the first floor with an en-suite and a family bathroom.

The village of Dalton is highly accessible with excellent road links to the A19 to York, A168 leading to Thirsk and A1m. Dalton benefits from a post office, a lovely village hall, with various activities and community events and a local public house. Additionally the property is closely located to two highly regarded local primary schools in the neighbouring villages of Sessay and Topcliffe and has a direct bus route to Thirsk Secondary School.

Viewing is highly recommended.

Entrance Hall

Timber part glazed entrance door leading in to the hall, with a double glazed window, radiator and stairs leading to the first floor.

Lounge/Diner

Dual aspect with a large timber frame double glazed window to the front and UPVC French patio doors to the rear. Fireplace with a multi fuel burning stove, with a slate hearth and oak mantle. Understairs storage cupboard and two radiators.

Kitchen

Timber double glazed window to the front. A tastefully designed and newly fitted kitchen, with a range of base and wall units with coordinating work surfaces and a tiled splashback. Integrated double oven and four ring ceramic hob, space and plumbing for a dishwasher and a one and half bowl stainless steel sink. Radiator.



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Utility Room

Opaque part glazed rear entrance door, and a double glazed window to the side. Wall units and a work surface with space and plumbing for a washing machine. Oil boiler and radiator.

Downstairs WC

Opaque double glazed window to the rear, low level flush WC, hand wash basin and radiator.

Landing

Large airing cupboard with shelving and loft hatch with fitted aluminium ladders.

Master Bedroom and En-suite

Timber frame double glazed window to the front. Fitted wardrobes and a radiator. Door leading in to the shower en-suite, comprising of a walk in shower cubicle, low level flush WC and hand wash basin. Double glazed opaque window to rear. Wall mounted mirrored vanity cupboard, extractor fan and radiator.

Bedroom Two

Timber frame double glazed window to the front. Large storage cupboard and radiator.

Bedroom Three

UPVC double glazed window to the rear. Radiator.



Family Bathroom

Opaque double glazed window to the rear. Three piece modern bathroom suite comprising of a panelled bath, low level flush WC and hand wash basin. Chrome heated towel rail,

External

To the front of the property is mainly laid to lawn, with a paved walkway leading to the front entrance door and access to the side gate in to the rear garden. The block paved driveway can accommodate numerous vehicles, leading down to the garage which has an electric roller door, with additional pedestrian access via the side entrance door. The rear garden is also mainly laid to lawn, with a flowered border and patio area for outdoor entertaining and a further patio area to the bottom of the garden with a pergola. Additionally to the rear of the garage is the newly installed oil tank and storage.

Garage

Electric roller door with a variety of base and wall units, power and light and a side door giving pedestrian access.

Services

Mains water and drainage, electricity and oil fired central heating.

Covenants

Please enquire with Joplings for any information.

Broadband/Mobile Phone

See Ofcom checker and Openreach website for more details.

Flood Risk

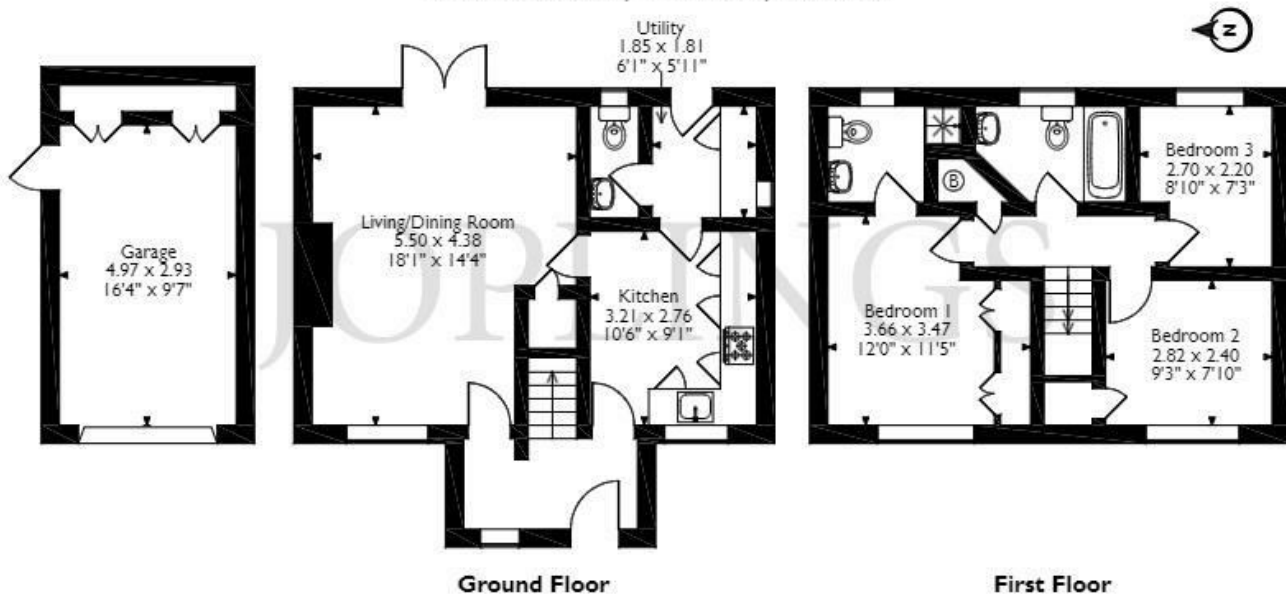
See gov.uk website for more information.





FLOOR PLANS

3 The Oaks, Dalton, Thirsk

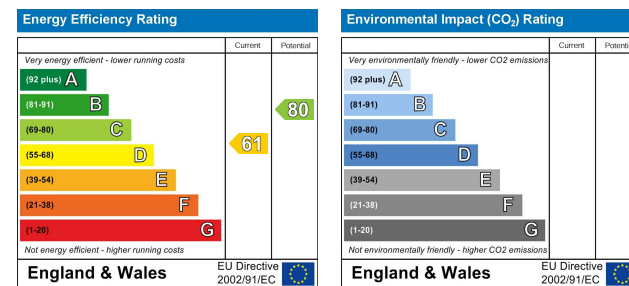


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

LOCATION MAP



ENERGY PERFORMANCE GRAPH



VIEWING

Please contact our Thirsk Office on 01845 522680 if you wish to arrange a viewing appointment for this property or require further information.

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