



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



11 Farefield Close, Dalton, YO7 3FD
Guide Price £485,000

Constructed by Wharfedale Homes, this stunning and beautifully presented five bedroom home is for sale to the open market. Boasting many features on buyers 'wish lists' to include- large reception hall- open plan kitchen dining area with Bi Fold doors- Under floor heating to the ground floor- two en suites- private gardens and also ample parking. Viewings are essential.



The Property

On entry, the large reception hall, with tiled flooring, leads to the living room, kitchen / dining room, and integral garage. There is also a staircase to the first floor. The living room is on the front elevation of the home and is very generous in size, with a window looking over the front gardens.

The hub of this home is this exquisite living kitchen with a dining area. Fitted with a "partridge grey" base and wall units, beautiful stone worksurfaces offer ample work surface area. There is also a host of fitted appliances, Furthermore, the size of this kitchen may also be adapted for a breakfast bar, should the purchasers wish to install one, which would not impose upon the overall room size. Open-plan with the kitchen is the dining area, which easily accommodates a full dining suite. Central to the room are the bi-fold doors opening onto the gardens, making this an ideal family room or perfect for entertaining.

Completing the ground floor, adjacent to the kitchen and dining area, is the utility room and also the cloak room.

The first floor has a large landing area with access to the four double bedrooms—two of the bedrooms having contemporary finished shower rooms; a fifth single bedroom, which is currently used as a dressing room; and completing the first floor is the bathroom, which comprises a fitted bath with a shower, WC, wash hand basin sink set on a vanity, and also a tiled surround.

Externally, the gardens to this home have been well designed and also planted with a large variety of herbaceous shrubs and flowering plants. With seating areas designated for the movement of the sun, this grade also backs onto open farmland, ensuring privacy.

For parking, the double driveway allows parking, as does the single garage, which has an integral door into the reception hall.

Information:

The property is freehold.

Council: North Yorkshire

Tax Band: E

EPC: C

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/8791-7839-5800-9637-6922>

The Village Of Dalton

The village of Dalton has seen continual growth and development over the last several years and has become a very popular choice for those who wish to reside in a village with ease of access to the motorway network. With a local shop, village hall and two pubs, the market town of Thirsk is only approximately 5 miles away which has a large host of amenities.

The market town of Thirsk

Thirsk is ideally placed for those who enjoy country pursuits and together with a popular racecourse, excellent golfing facilities and myriad opportunities for individual and team sports, it offers a charming environment in which to live. It is situated in the heart of 'Herriot Country', between the Yorkshire Dales and the North Yorkshire Moors National Parks.

The thriving market town of Thirsk is conveniently located for easy access by road to:

The Spa town of Harrogate (22 miles)

Historic York (21 Miles)

Leeds (30 Miles) and

Teesside (23 Miles)

Thirsk has the following excellent rail connections:

TransPennine Express to York, Leeds and Manchester

and the Grand Central Train line giving direct access to London Kings Cross in under 2 ½ hours.

The excellent road and rail connections, together with Durham and Tees Valley Airport (25 miles) and Leeds/Bradford Airport (35 miles), make Thirsk an ideal location for those wishing to enjoy the country life but retain superb access to the remainder of the UK and indeed internationally.

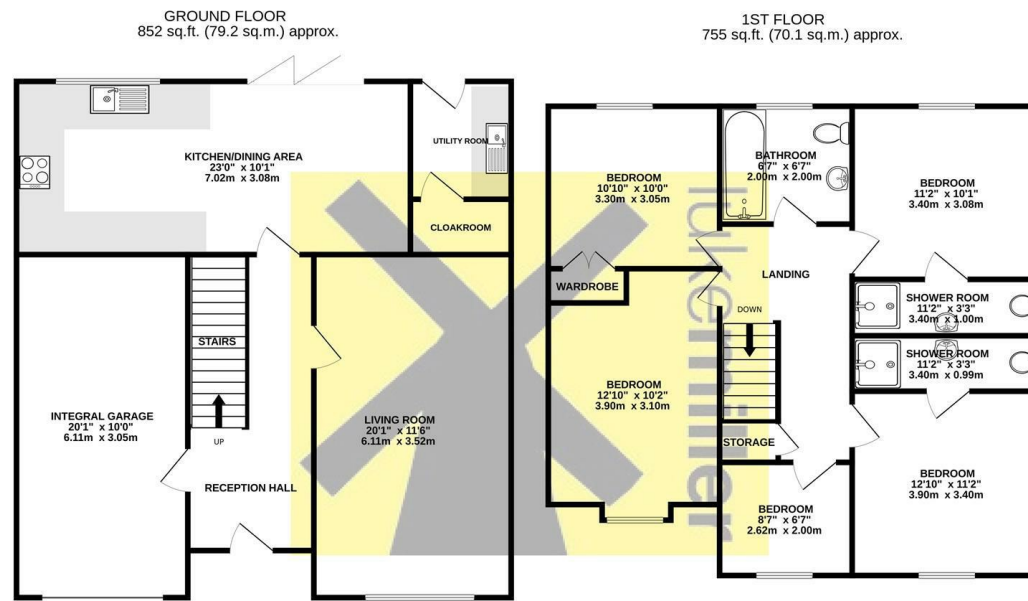
There are three primary schools and a secondary school in Thirsk. Additionally, within a 20-mile radius, well respected private schools include Queen Mary's, Cundall Manor, Ampleforth and Queen Ethelburga's.

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. The copyright and all other intellectual property rights in this Site and marketing material (trade marks, service marks, trading names, text, graphics, code, files and links) belong to Luke Miller & Associates. All rights are reserved.







TOTAL FLOOR AREA : 1607 sq.ft. (149.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024



Tel: 01845 525112 Email: sales@lukemiller.co.uk www.lukemiller.co.uk 4 Finkle Street, Thirsk, North Yorkshire YO7 1DA