



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE

6 Willow Grove, Dalton, Thirsk, YO7 3QH
Price Guide £550,000

A sensational family home that offers an abundance of balanced living space set over two floors is available to purchase due to relocation. Set in the popular and growing village of Dalton, there are excellent transport links and direct access to the beauty of North Yorkshire.





The Property

Upon entering you are greeted by a bright and spacious hallway which provides seamless access to all primary rooms on the ground floor. The addition of the wood flooring is one of numerous subtle upgrades the vendors have made to the property which are seen throughout the residence.

To the right, the expansive lounge forms the focal point of the home, with natural light streaming through bifolding doors that open onto the front garden. A feature fireplace enhances the ambiance, offering a refined setting for relaxation. On the left, a second reception room presents an inviting space, ideal for more intimate gatherings, living room or indeed office / craft room.

Further along the hallway, thoughtful features designed for modern living include a fully tiled WC and a generous storage cupboard to accommodate daily essentials.

The kitchen/diner, the true centrepiece of this residence, boasts a large bay window that floods the space with natural light. The fully tiled flooring, combined with extensive wall and base unit storage, ensures both elegance and functionality. Equipped with built-in appliances, a gas-fired hob, and LED spot lighting, the kitchen embodies contemporary style and practicality. Adjacent to this space, the utility room provides further convenience, with a side exit door offering easy access to the exterior.

Ascending the staircase to the upper level, a generously proportioned landing grants access to all bedrooms, the family bathroom, and the loft. Each well appointed double bedroom take in views of with the village green or established gardens. With two of the bedrooms benefiting from en suite facilities and three having built in wardrobes. Completing the first floor is the bathroom which has a contemporary fitted suite finished with s tiled surround.

Externally, the gardens are beautifully designed for maximum enjoyment for family or when entertaining. The extended patio, leading from the lounge, makes the gardens an additional reception room when entertaining and the grounds, laid to lawn, have established beds and borders. In addition, the built in pizza oven and hot tub are additions to the property that the vendors may be wiling to include within the sale.

For parking, the extended gated drive allows parking for two vehicles and with the detached doble garage offering parking also, this easily accommodates the off road parking requirements for a modern family.

To arrange a private viewing, please contact Luke Miller & Associates at 01845 525112 or via email at sales@lukemiller.co.uk.

The property is Freehold

Council: North Yorkshire

Tax Band: F

EPC: C

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/9142-3037-1205-7294-9200>

Disclaimer

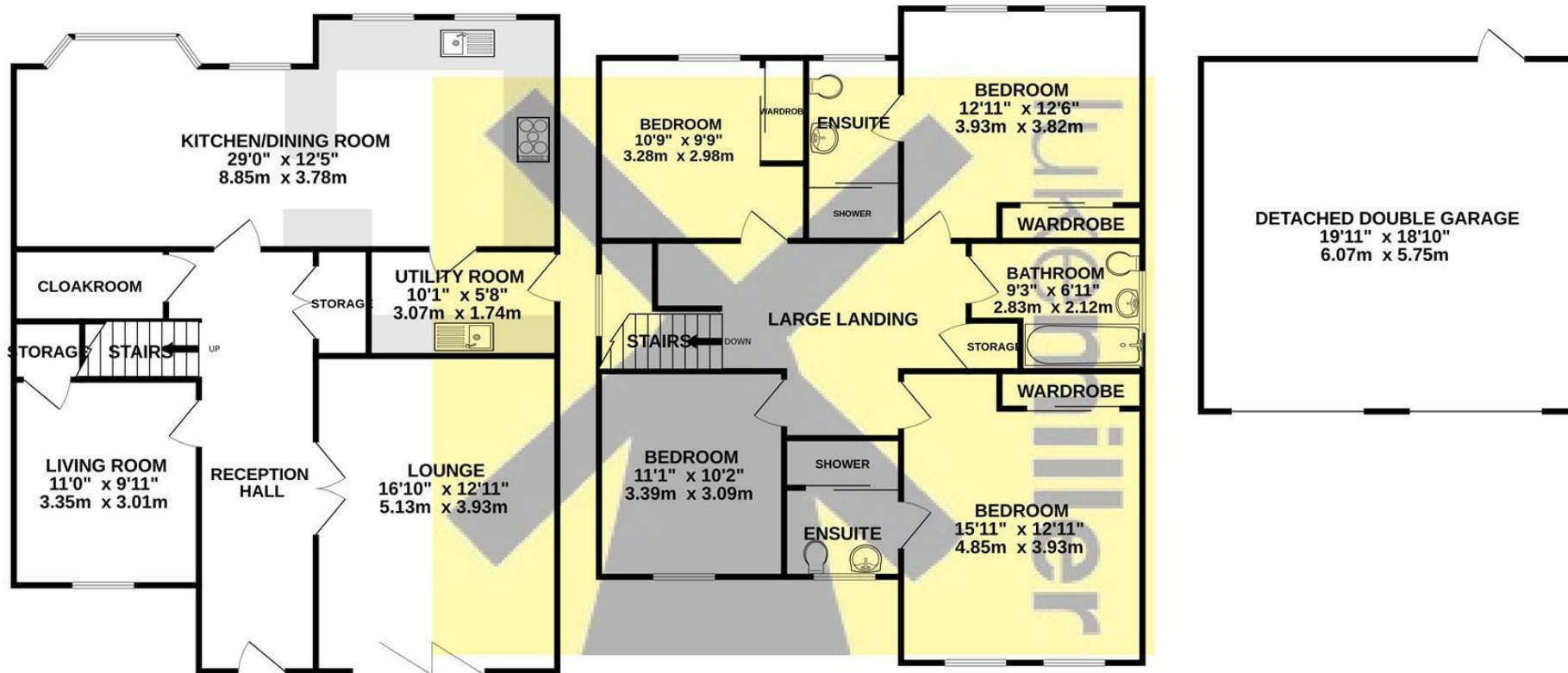
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GROUND FLOOR
938 sq.ft. (87.1 sq.m.) approx.

1ST FLOOR
898 sq.ft. (83.4 sq.m.) approx.

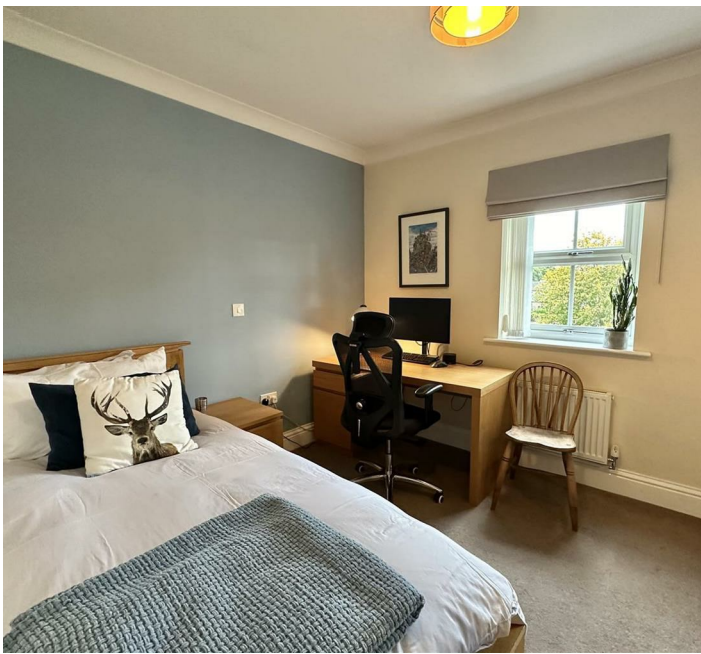
DETACHED GARAGE
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 2211 sq.ft. (205.4 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.

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