



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



**5 Chapel Row  
Thirsk  
YO7 3HT**

**Price Guide Price  
Guide £175,000**



**A well-presented cottage in a desirable village location, featuring a spacious lounge and dining area, a modern kitchen, and two well-proportioned bedrooms. Externally, the property benefits from a courtyard garden, a garage, and ample parking.**



## The Property

A well-presented cottage in a desirable village location, featuring a spacious lounge and dining area, a modern kitchen, and two well-proportioned bedrooms. Externally, the property benefits from a courtyard garden, a garage, and ample parking.

On entry into the vestibule, the lounge features a wood-burning stove as the focal point. A window to the front elevation allows natural light to fill the space, and its open-plan layout with the dining area creates a well-connected living space. Adjacent to the dining room, the kitchen is fitted with a range of base and wall units and plumbing for a washing machine. It also offers excellent countertop space, along with a window and door providing access to the rear garden.

On the first floor, the primary bedroom is positioned at the front elevation, while the second, smaller single bedroom is located at the rear. Completing the property, the bathroom includes a panelled bath, WC, pedestal washbasin, tiled surrounds, and a window.

Externally, the front garden is gravelled with fenced borders, providing a low-maintenance outdoor space. To the rear, a courtyard offers ample room for both seating and dining, ideal for those seeking a manageable alternative to a traditional garden.

Adjacent to the neighbouring cottage is the garage. The right-hand side single garage features an up-and-over entry door, with space in front to accommodate one vehicles.

The property is freehold  
Council: North Yorkshire  
Tax Band: B  
EPC: E  
EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/2070-3922-3209-9242-2204>  
Heating: Electric

## The Village

Dalton is a well-situated village in North Yorkshire, offering a blend of history, rural charm, and excellent connectivity. Located approximately four miles south of Thirsk, it enjoys convenient access to the A19 and A1(M), making travel to larger towns and cities straightforward. The nearby market towns of Thirsk and Ripon provide a range of amenities, including supermarkets, restaurants, healthcare services, and leisure facilities.

The village has historical significance, with records dating back to the Domesday Book. It retains much of its traditional character while benefiting from modern conveniences. For families, Dalton offers access to excellent schooling options. South Kilvington Church of England Academy, located around five miles away, provides primary education, while Thirsk School & Sixth Form College, approximately four miles away, caters to older students.

With its well-connected location, surrounding countryside, and access to essential services, Dalton offers an attractive setting for those looking to enjoy village life with modern conveniences nearby.

## Disclaimer

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