



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



**14 Harriers Croft, Thirsk, YO7  
3HA  
Price Guide Price Guide £220,000**



The village of Dalton has seen incredible growth and is ideally located for those seeking a village lifestyle while still needing to commute, with excellent access to the motorway network and nearby train stations. This immaculately presented family home truly warrants an internal inspection.

- Spacious and welcoming reception hall
- Three double bedrooms
- Generously sized living room
- Principal bedroom with en-suite
- Modern, well-equipped kitchen
- Family-friendly gardens



### **The Property**

Upon entering the home, you are welcomed by a spacious and inviting reception hall that provides access to the living room, kitchen, cloakroom with WC and also a wash hand basin sink, and the staircase leading to the first-floor accommodation.

The living room is exceptionally generous in size and easily accommodates a family-sized dining table and chairs. Double doors open out to the south-west facing gardens, creating a seamless indoor-outdoor transition—ideal for family living or entertaining guests.

The well-equipped kitchen features a modern range of base and wall units, a host of integrated appliances, and excellent countertop workspace—perfect for everyday use and entertaining.

Completing the ground floor is a convenient cloakroom.

On the first floor, you will find two bedrooms, a family bathroom, and a further staircase to the second floor. The principal bedroom is located to the front of the home and features fitted wardrobes and dual windows. It also benefits from an en-suite shower room comprising a step-in shower cubicle, WC, and wash hand basin, all finished with stylish tiled surrounds.

To the rear elevation, there is a further double bedroom that enjoys open views to the south-west. The family bathroom on this floor includes a panelled bath, WC, and wash hand basin.

The second floor offers a spacious double bedroom with under-eaves storage and three roof lights, making it an ideal space for a guest room, home office, or additional family bedroom.

Externally, the property boasts well-maintained and family-oriented gardens. To the front, there is a low-maintenance garden with a flagged footpath leading to the front door. To the rear, you'll find an excellent patio area, a lawned garden, and thoughtfully designated zones for children's play—perfectly suited to modern family life. |There are 2 parking spaces.

Please note:

The property is freehold

EPC: D

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/2808-9083-7275-4246-8934>

Council: North Yorkshire

Tax Band: C

### **The Village Of Dalton**

Dalton is a thriving village near Thirsk that offers a rare blend of countryside charm and everyday convenience. With strong transport links via the A1(M) and nearby train stations, it's a great choice for those who want village life without losing easy access to regional centres. The area has seen steady growth, thanks to its welcoming community, attractive surroundings, and proximity to schools, shops, and open green space—making it an appealing option for families, professionals, and anyone looking for a more relaxed pace of life.

### **Disclaimer**

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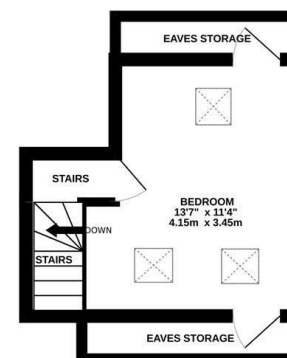
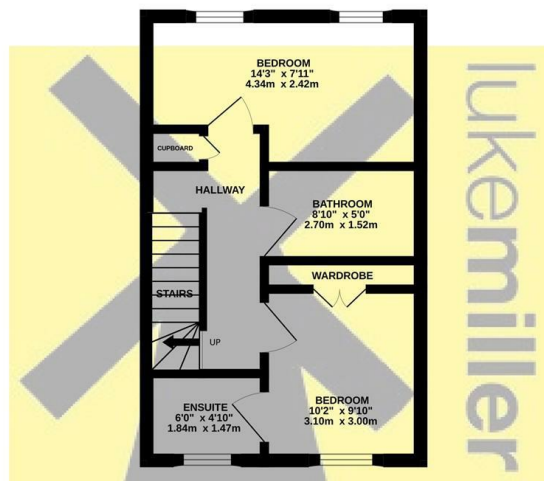
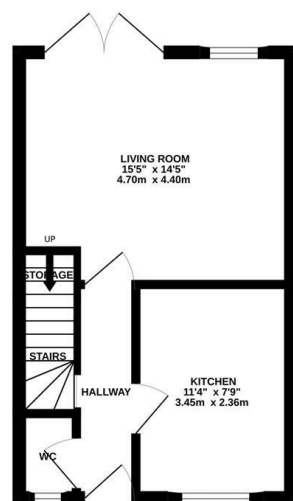




GROUND FLOOR

1ST FLOOR

2ND FLOOR



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