



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



26 Chapel Garth, Thirsk, YO7 3HU
Price Guide £215,000

Set in the village of Dalton, this smartly presented home offers good space, modern fittings and an easy-to-manage layout — ideal for buyers looking for a well-kept home at a sensible price. With open-plan living, three bedrooms and private gardens, it's a practical and comfortable choice in a friendly, well-connected village. Early viewing is advised.



The Property

On entry, a generous reception hall provides access to the living room, cloakroom and staircase to the first floor. There are also two useful storage cupboards. The living room is open plan with the dining area, and oak flooring runs throughout, giving a consistent, spacious feel. Large windows to both the front and rear allow plenty of natural light, while the room easily accommodates a full suite and dining table.

The kitchen offers excellent storage through fitted base and wall units, good worktop space and a range of integrated appliances. A door opens to the rear garden, and a further internal door leads to a separate utility and pantry — a rare and practical feature in a home of this size.

Upstairs, the landing leads to three bedrooms and the bathroom, with two built-in cupboards providing additional storage. The two main bedrooms are both doubles with fitted wardrobes, while the third is a well-sized single. The bathroom includes a panelled bath with shower over, WC and wash basin, finished with tiled surrounds.

Externally, the property has low-maintenance gardens to both front and rear. The south-facing rear garden includes an extended stone-flagged seating area, artificial lawn and secure fenced boundaries.

The property is freehold

Council: North Yorkshire

Tax Band: B

EPC: C

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/9359-2857-7228-9493-5971>

The Village Of Dalton

Dalton is a well-regarded North Yorkshire village, known for its peaceful setting and welcoming atmosphere. It has a local pub, church and village hall, with regular events that give the village an active feel. Surrounded by open countryside, it's a great place for walking, cycling and enjoying the outdoors.

Nearby Topcliffe adds further convenience with a primary school, village shop, doctors' surgery and several pubs and places to eat — all just a few minutes away. Together, the two villages offer a relaxed rural lifestyle with everyday essentials close at hand.

Dalton is also well connected for travel. The A168 and A19 are easily reached, giving direct routes to Thirsk, Ripon, Easingwold and York. Thirsk railway station, around ten minutes away, provides regular services to York, Leeds, London and beyond, making Dalton a practical choice for commuters and families alike.

Disclaimer

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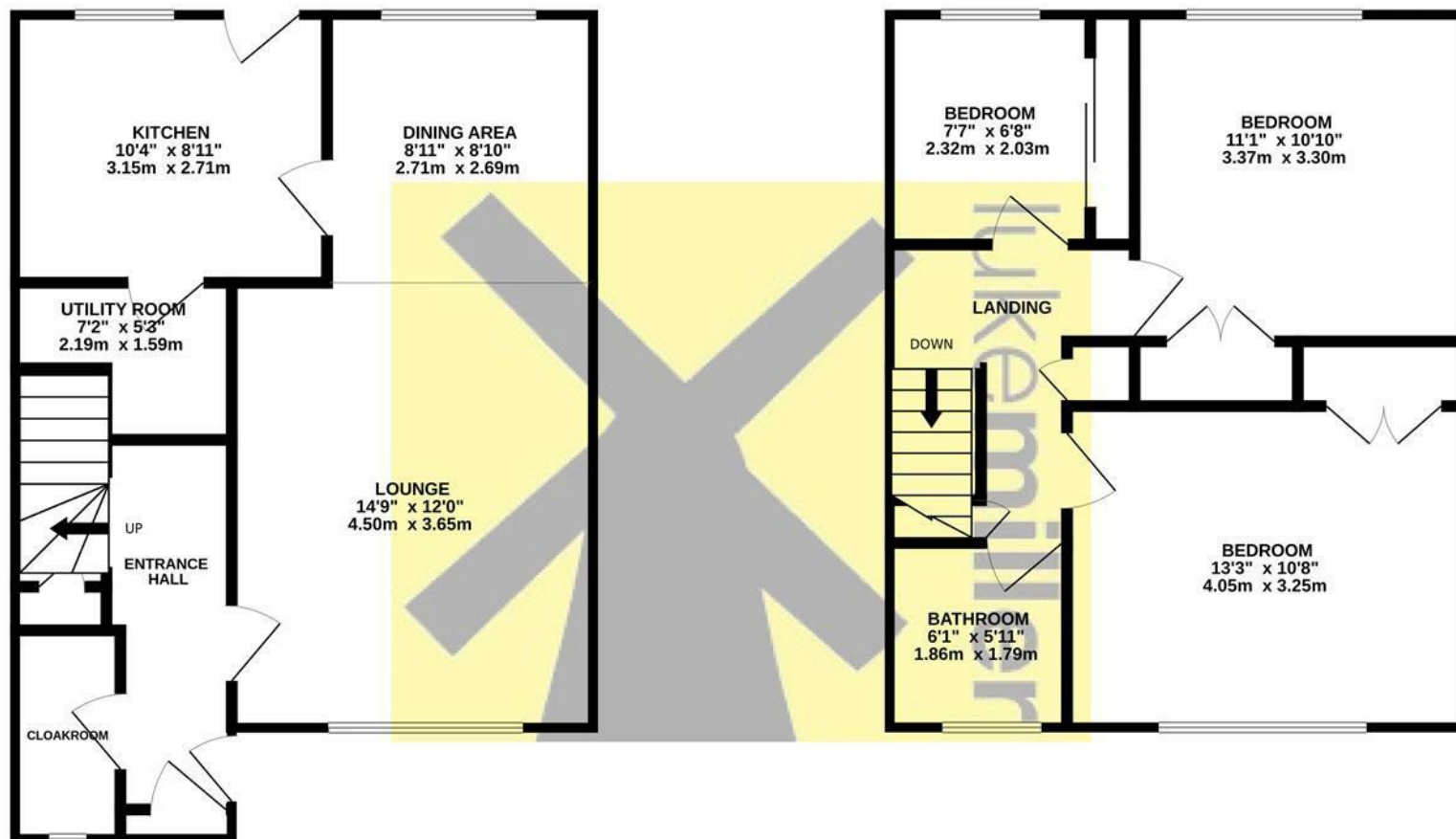
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GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.

1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 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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