



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



11 Pit ings Lane, Thirsk, YO7

3HD

Guide Price £167,500

Located in the popular village of Dalton, this spacious home offers far more living space than first appears. Extended on the ground floor, the property includes a generous living room, dining kitchen, and conservatory, with two large bedrooms and a bathroom to the first floor. The south-facing garden and private parking add further appeal, and internal viewings are recommended.



The Property

On entering the property, there is a small reception area with space for coats and shoes, creating a practical entrance before stepping into the main living space. The living room is a generous size and set to the front of the property, featuring a large window that allows plenty of natural light. A useful understairs cupboard provides additional storage, and a door leads through to the dining kitchen at the rear.

The dining kitchen is a key feature of the home, offering both space and functionality. Fitted with a good range of base and wall units, there is ample storage and worktop space, as well as room for a dining table. The window to the rear overlooks the garden, and a further door opens into the conservatory. This bright and versatile room works well as a second sitting area, dining space, or even a home office, depending on individual needs.

From the conservatory, doors open directly into the south-facing rear garden. The garden is fully enclosed, making it both private and low-maintenance, with direct access to the property's private parking area beyond.

To the first floor, the landing leads to two double bedrooms, both well-proportioned and featuring large windows that bring in plenty of light. The bathroom is fitted with a panelled bath, WC, and pedestal wash basin, along with a useful airing cupboard that houses the hot water cylinder. The layout feels balanced and practical, with good circulation space and natural light throughout.

This property offers a surprising amount of space for its type and would suit a range of buyers looking to live in a well-connected and popular village setting.

A well-presented home offering excellent living space and a private garden in a sought-after location.

Important information:

The property is freehold.

Council: North Yorkshire

Tax Band: B

EPC:

EPC Link:

Heating: Electric

Disclaimer

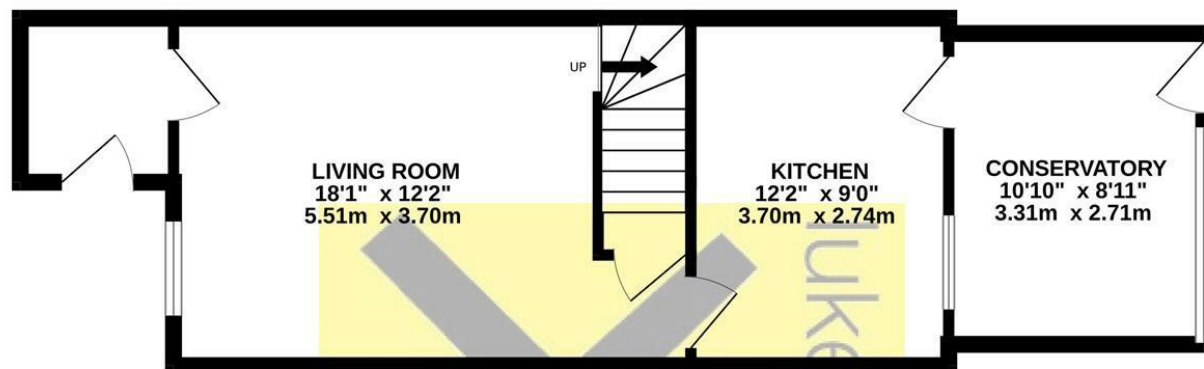
We strive to ensure that our sales particulars are accurate and reliable. However, they do not constitute an offer or form part of any contract, and should not be relied upon as statements of representation or fact. Services, systems, and appliances mentioned in this specification have not been tested by us, and no guarantee is given regarding their operational ability or efficiency. All measurements are provided as a general guide for prospective buyers and are not exact. Please note that some particulars may still require vendor approval, and images may have been enhanced. For clarification or further information on any details, please contact us—especially if you are traveling a significant distance to view the property. Fixtures and fittings not explicitly mentioned are subject to agreement with the seller.

The copyright and all other intellectual property rights on this site, including marketing materials, trademarks, service marks, trade names, text, graphics, code, files, and links, are owned by Luke Miller & Associates. All rights are reserved.

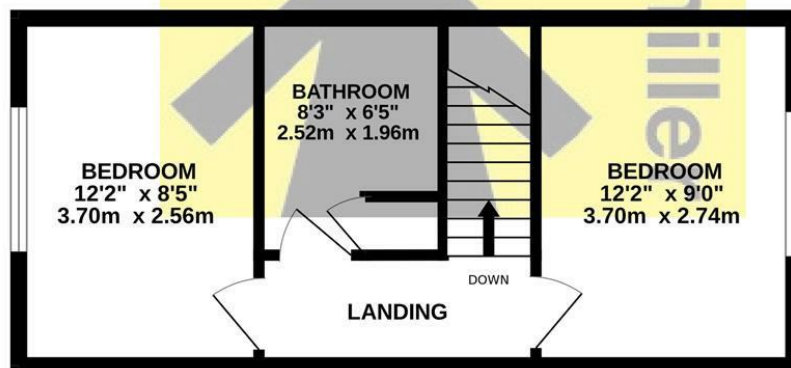




GROUND FLOOR
456 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 784 sq.ft. (72.8 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 ©2025

