



1 Willow Grove  
Dalton, YO7 3QH

Guide price £549,950

WILLOW GROVE



DETACHED FIVE BEDROOMED HOUSE WITH DOUBLE INTEGRAL GARAGE AND ADDITIONAL PARKING  
DINING KITCHEN, WITH PATIO DOORS ONTO THE REAR GARDEN, UTILITY ROOM  
SPACIOUS LOUNGE , LANDSCAPED GARDENS WITH PRIVATE PATIO AREA  
EXCELLENT LOCATION OR THE COMMUTER

Welcome to this stunning property located in the picturesque Willow Grove, Dalton. This beautiful detached house boasts five spacious bedrooms, offering ample space for a growing family or those who love to entertain guests.

With a generous 1,916 sq ft of living space, this property provides a perfect blend of comfort and style. Built in 2012, this modern home offers all the conveniences of contemporary living while nestled in a charming neighbourhood. COUNCIL TAX BAND F EPC TO FOLLOW



## Description

This magnificent detached family home boasts a spacious and flexible layout with five well-proportioned bedrooms. The property features a large private rear garden and an integrated double garage, all nestled within a modern development. Inside, you'll find a beautifully presented interior with a modern, stylish kitchen complete with granite work surfaces and fully integrated Bosch appliances. The property is adorned with luxurious bathroom and ensembles, all complemented by neutral décor and high-quality fittings throughout. The well-planned layout includes a generously proportioned sitting room and an excellent living/dining kitchen. Upstairs, the five double bedrooms are enhanced by the majority of them featuring fitted wardrobes and dressing tables. Outside, the attractive rear garden is mainly laid to lawn with a patio area, all enclosed by a walled boundary. Additionally, the property provides off-street parking for two cars and an integral double garage with an electric door.

## Location

Dalton is a village close to motorway links and the market town of Thirsk. Thirsk offers a vibrant town centre with shops, services, public houses and restaurants, plus there is a secondary school. Surrounding the village there is open countryside with open views from the house, therefore some of the region's most beautiful countryside, historic parks and gardens are within easy reach. The nearby road network provides links to the historic city of York and Cathedral city of Ripon along with links to the business centres and motorways of the region including the convenient A1 and A19. Thirsk train station is on the East Coast Mainline that provides frequent journeys to London Kings Cross and Edinburgh.

## Directions

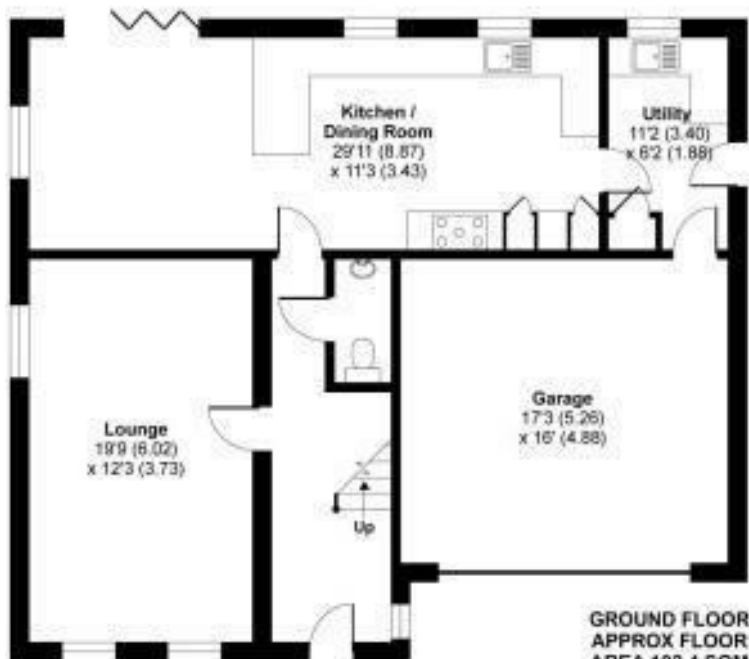
Head south on the A19 from Thirsk for approx 3.5 miles and turn right on to Hutton Rae Lane. After 0.5 miles turn right on to Low Lane and follow the road for approx 1 mile. Keep following the road into the village and turn right on to Willow Bridge Lane.

Opposite the village hall turn right into the Willows and right again into Willow Grove where the property can be found,





# Willow Grove, Dalton, Thirsk, YO7



**GROUND FLOOR**  
APPROX FLOOR AREA 102.4 SQM (1103 SQFT)



**FIRST FLOOR**  
APPROX FLOOR AREA 104.2 SQM (1122 SQFT)

APPROX. GROSS INTERNAL FLOOR AREA 2225 SQ FT 206.4 SQ METRES (INCLUDES GARAGE)

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-90) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
FUI Directive		FUI Directive			

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