

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Farefield Close

Dalton, Thirsk, YO7 3FD

Asking Price £210,000



Council Tax: B



# 31 Farefield Close

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Asking Price £210,000



## Entrance Hall

Composite door opening from front of the property. Stairs off to first floor level. Doors off to kitchen, living room and cloakroom.

## Kitchen

12'2" x 6'11" (3.71 x 2.11)

Fully fitted kitchen with integrated appliances, double glazed window to front elevation and central heating radiator.

## Living Room

14'9" x 14'4" (4.50 x 4.39)

French doors opening to enclosed rear garden, central heating radiator and under stair store cupboard.

## Cloakroom

White suite comprising wash hand basin and low flush WC. Double glazed window to front.

## First Floor

### Landing

Doors off to bedrooms and house bathroom.

### Bedroom One

8'9" x 14'4" (2.69 x 4.39)

Double Glazed window to front elevation, radiator and store cupboard.

### Bedroom Two

10'9" x 14'4" (3.30 x 4.39)

Double glazed window to rear elevation and central heating radiator.

## Bathroom

White suite comprising wash hand basin, low flush WC and panelled bath with shower and screen over.

## Outside

Allocated off street parking in the designated parking area for two vehicles.

## Gardens

Attractive frontage with lawned garden to both the front and rear. The enclosed rear garden is fully enclosed with wooden fencing, a rear gate provides access to a side pathway for access.

Paved patio area provides space for seating, from here French doors open from the living room.



## Road Map



## Hybrid Map



## Terrain Map



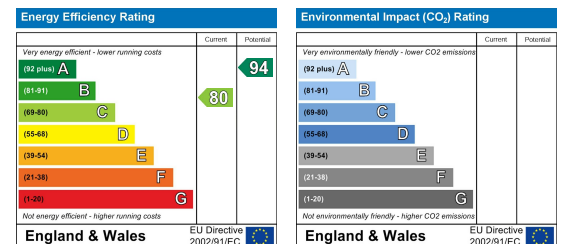
## Floor Plan



## Viewing

Please contact our Hunters Thirsk Office on 01845 440044 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.