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18 Harriers Croft, Dalton Thirsk YO7 3HA

An opportunity to purchase this well presented modern three/four bedroom mid terrace property situated on a small development in Dalton. The property offers spacious accommodation on three levels to include an entrance hall, a cloakroom/ w.c., a modern fitted kitchen with integrated appliances, a lounge/ diner with French doors to the garden, a ground floor bedroom, a first floor landing, a master bedroom with en-suite shower room/ w.c., a second double bedroom, a house bathroom/ w.c, a second floor landing and a second floor double bedroom. To the exterior of the property is a front garden with parking for one vehicle and a stone gravelled rear enclosed garden. With the added benefits of double glazing & central heating, viewing is recommended to appreciate the value, presentation and aspect of the accommodation on offer. EPC rating E, Council tax band C

Offers Over £265,000

LOCATION

Situated within the village of Dalton on a small development. Dalton is a well serviced village to the South of Thirsk with superb commuter links, public house, community hall & church. Primary schools are available in the nearby villages of Sessay & Topcliffe. Local schools, shops and leisure facilities are all available within the surrounding area with a Doctors surgery in nearby Topcliffe. For the commuter there is access to the A19, A1M and arterial roads leading to the larger urbanisations of Leeds, Teesside, York and Harrogate.

DIRECTIONS

Leaving Thirsk via the A19 southbound, after the left hand turn signposted Thirkleby take the right hand turn signposted Dalton. When at Dalton turn right and take the left hand turn into Pit ings Lane and follow the road up into Harriers Croft where the property is located on the right hand side identified by our for sale sign.

ENTRANCE HALL

11'1" x 3'3" (3.39 x 1.00)

With front facing timber framed door and oak flooring.

DOWNSTAIRS W.C

6'10" x 22'7" (2.09 x 6.89)

With front facing UPVC double glazed window, low level WC and pedestal wash hand basin.

DOWNSTAIRS BEDROOM

11'1" x 7'9" (3.38 x 2.38)

With front facing UPVC double glazed window.



KITCHEN DINER

14'5" x 14'5" (4.40 x 4.41)

With a range of wall, floor and wall units, stainless steel sink + drainer, plumbing for washing machine, laminate flooring and a radiator.



LIVING ROOM

12'10" x 12'2" (3.92 x 3.72)

With rear facing UPVC double glazed French doors & windows, four velux windows, log burner, TV point and a radiator.



BEDROOM TWO

10'4" x 9'7" (3.16 x 2.93)

With front facing UPVC double glazed window, en suite access and a radiator.



EN SUITE

5'4" x 4'7" (1.65 x 1.41)

With front facing UPVC double glazed window, pedestal wash hand basin, low level WC and shower cubicle.



BEDROOM THREE

7'11" x 14'5" (2.42 x 4.41)

With two rear facing UPVC double glazed window and a radiator.



BEDROOM FOUR

13'7" x 10'11" (4.15 x 3.34)

With two velux windows and a radiator.



HOUSE BATHROOM W.C.

With low level w.c., wash hand basin and panel bath with shower over.

GARDEN

With graveled yard.



EXTERNALLY

With parking for one vehicle.



CLAUSES

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

MORTGAGE & FINANCIAL ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it). Minimum age 18.

PLEASE NOTE

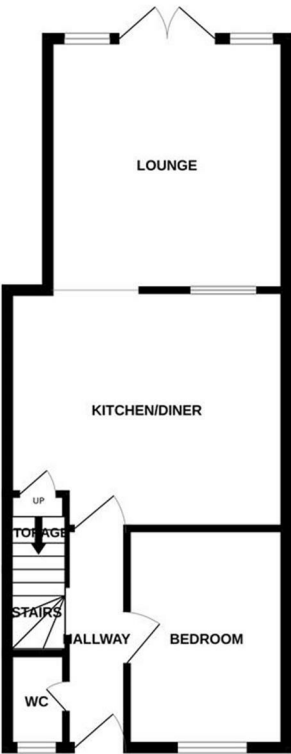
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

If you have any concerns we recommend that you ask us to verify any queries before going to any expense.

VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

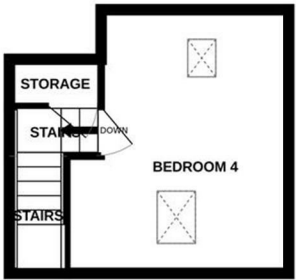
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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