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31 Farefield Close, Dalton Thirsk YO7 3FD

An opportunity to purchase this recently built two bedroom property, located in the village of Dalton, just 5 miles south of Thirsk, which benefits from excellent road links. Over two floors, the accommodation comprises of an entrance hall, downstairs w.c., a kitchen with integrated appliances, living dining room with bi-folding doors to the rear garden. To the first floor landing there are two double bedrooms and a house bathroom w.c. To the exterior of the property there is an enclosed rear garden with laid lawn, patio and gate access from the rear. With the added benefits of gas central heating and double glazing throughout, this property should appeal to a wide range of buyers. Viewing is highly recommended to appreciate the size, location and presentation of the accommodation on offer. EPC rating C, council tax band B. *****NO ONWARD CHAIN*****

£210,000

LOCATION

The property, which was built around four years ago, is situated within the village of Dalton just 5 miles south of Thirsk with a village pub & excellent road links. 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 take the right hand turn signposted Dalton at the crossroad, then continue to the end of the lane and turn left. Upon entering Dalton follow the road and take the first left turn onto Farefield Close then take your next right, follow the road round and the property is located on the right.

THE ACCOMODATION COMPRISES OF

ENTRANCE HALL

With door to the front and a radiator.

DOWNSTAIRS W.C.

With low level w.c. , wash hand basin, front facing double glazed window and a radiator.

LIVING/DINING ROOM

14'9" x 14'4" (4.5m x 4.39m)

With UPVC bi-folding doors onto rear garden, TV point and a radiator.



KITCHEN

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

With integrated fridge freezer, dishwasher, microwave, electric oven, gas hob and extractor hood, plumbing for a washing machine, wall draw and base units, one and a half bowl inset sink, granite work surfaces, front facing double glazed windows and a radiator.



LANDING

With a radiator.

BEDROOM ONE

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

With front facing double glazed windows, built in wardrobes and a radiator.



BEDROOM TWO

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

With rear facing double glazed windows and a radiator.



HOUSE BATHROOM W.C.

7'3" x 7'3" (2.21m x 2.21m)

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



REAR GARDEN

With laid lawn, patio and gate to the rear.



PARKING

Allocated parking for 2 cars



MORTGAGE 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 advisor based. 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.

FREEHOLD

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.

FREE VALUATION

If you are looking to sell a property James Winn Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our sales team in Thirsk 01845 524488 to book an appointment.

VIEWING

Viewing is Strictly By Appointment Only.

DISCLAIMER

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 this or any property. 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 are unable to verify or warranty whether the property is freehold or leasehold so please check with your solicitor should you decide to purchase the property or go to any expense. 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.

MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: Yes

PARKING ARRANGEMENTS: Allocated parking

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: No

MOBILE PHONE SIGNAL: No known issues

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.



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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