



**James Winn**  
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### **3 Willow Grove, Dalton Thirsk YO7 3QH**

A substantial detached dwelling situated facing outwards on a select development in a village location with a spacious living room, a luxurious and spacious kitchen and dining area with patio doors leading onto the garden, a cloakroom and downstairs w.c., a first floor landing, a master bedroom with en-suite shower room/ w.c., a guest bedroom with en-suite shower room/ w.c., three further well proportioned bedrooms, a stylish and modern family bathroom & an integral double garage with remotely operated door. To the exterior there is a rear garden with double driveway and an enclosed front garden with walled boundary. With inspiration coming from the local environment, this home has been built in a traditional style yet with the benefits of all modern features, energy efficiency and upgrades from new. The sheer size, presentation and aspect of this large property can only be appreciated by viewing. EPC 'TBC' COUNCIL TAX BAND 'F'

**£530,000**

## LOCATION

Situated facing out of the development which is nestled on the outskirts of Dalton, this very exclusive development features a select mix of 4 & 5 bedroom detached family homes. Dalton is a well serviced village to the South of Thirsk with superb commuter links and a shop/ post office, public house, playing fields, 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 Market Place via Sowerby Road, proceed down Front Street in Sowerby and continue out of town and follow the road until you reach Dalton. Once in the village take the left hand turn into The Willows then the right turn onto Willow Grove where the property is located on the left.

## THE ACCOMODATION COMPRISES OF

### ENTRANCE HALL

With side facing door, rear facing double glazed window and a radiator.

### LOUNGE

21'7" x 12'1" (6.6 x 3.69)

With side facing double glazed window, rear facing bi-fold double glazed doors with fitted electric blinds and a radiator.





### KITCHEN DINER

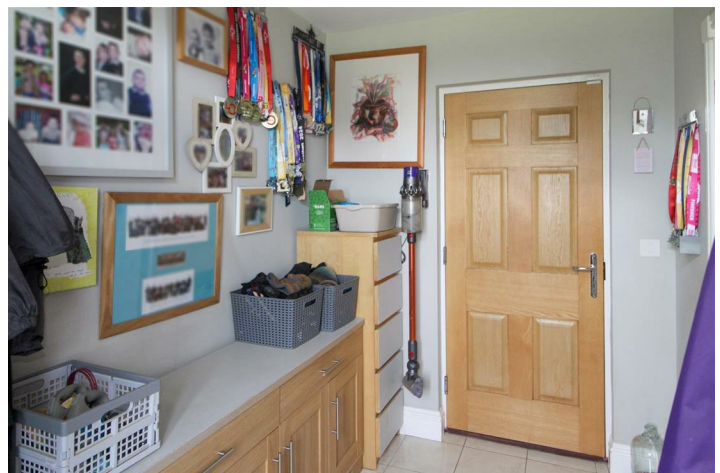
29'8" x 11'11" (9.06 x 3.65)

With integrated appliances including fridge/freezer, electric oven, gas hob, extractor hood, dishwasher, wall draw and base units, one and a half bowl stainless steel sink, front facing double glazed windows and a radiator.



### CLOAKROOM

With front facing UPVC door and radiator.



**DOWNSTAIRS W.C.**

With low level w.c., wash hand basin and towel rail.



**LANDING**

With a radiator.



**BEDROOM ONE**

17'5" x 11'7" (5.33 x 3.55)

With rear facing double glazed windows, access to en-suite one and a radiator.

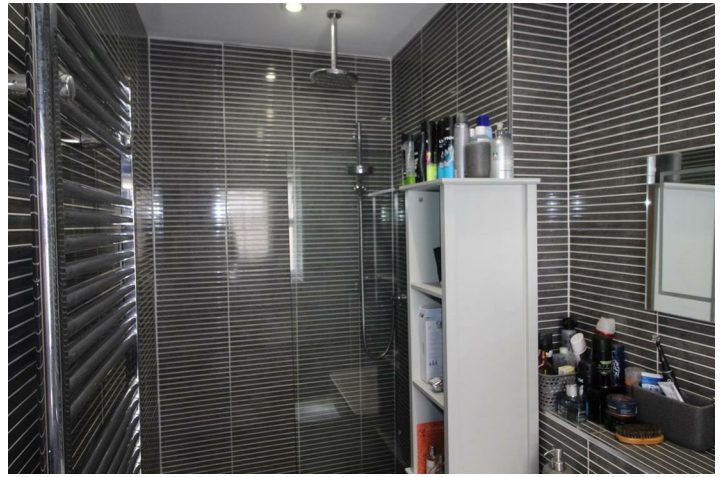




**EN-SUITE**

9'0" x 4'7" (2.76 x 1.40)

With shower, low level w.c., wash hand basin, side facing double glazed window and a heated towel rail.



**BEDROOM TWO**

15'5" x 12'5" (4.70 x 3.79)

With double glazed rear facing windows, access to en-suite two and a radiator.



**EN-SUITE TWO**

8'9" x 5'1" (2.67 x 1.55)

With shower, low level w.c., wash hand basin, rear facing double glazed window and a heated towel rail.



**BEDROOM THREE**

13'11" x 11'5" (4.26 x 3.49)

With front facing double glazed windows and a radiator.



**BEDROOM FOUR**

11'4" x 9'11" (3.46 x 3.03)

With front facing double glazed window and a radiator.



**BEDROOM FIVE**

13'0" x 11'5" (3.97 x 3.5)

With front facing double glazed windows and a radiator.



**HOUSE BATHROOM W.C.**

11'5" x 7'9" (3.48 x 2.38)

With low level w.c., wash hand basin, panel bath with shower over, side facing double glazed window and a heated towel rail.





EXTERNAL





REAR GARDEN

With laid lawn, stone patio, decking and outside tap.



## GARAGE

With work surface, stainless steel sink, plumbing for two washing machines, electric, lighting and electric door.

## 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.

## 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.

## 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.

## 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 electricity, water and drainage.

The property has gas via a metered Calor gas supply provided to the whole estate.

MAINTENANCE / SERVICE CHARGE: n/a

WATER METER: Yes

PARKING ARRANGEMENTS: Garage and driveway parking for multiple cars.

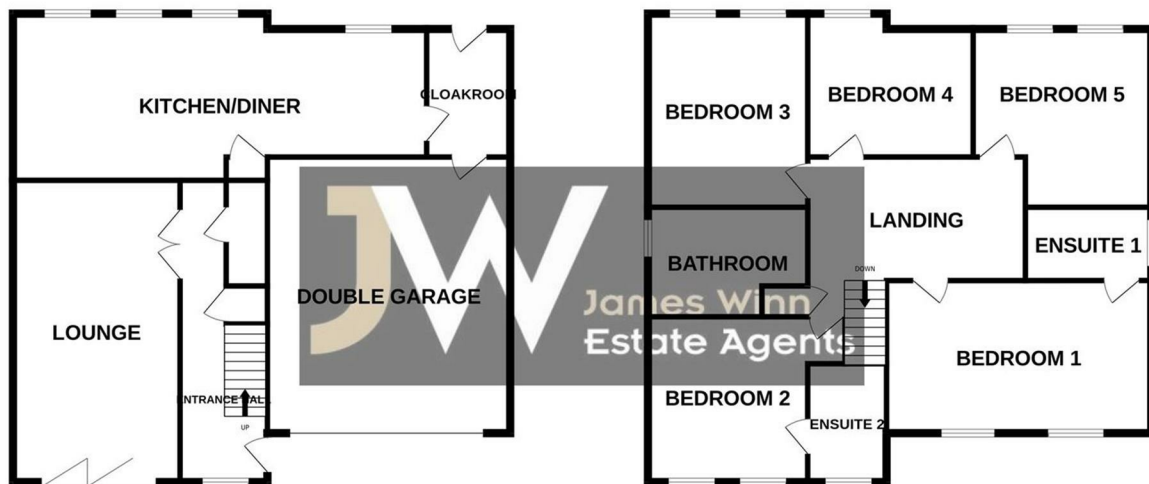
BROADBAND SPEED:

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: Yes

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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