

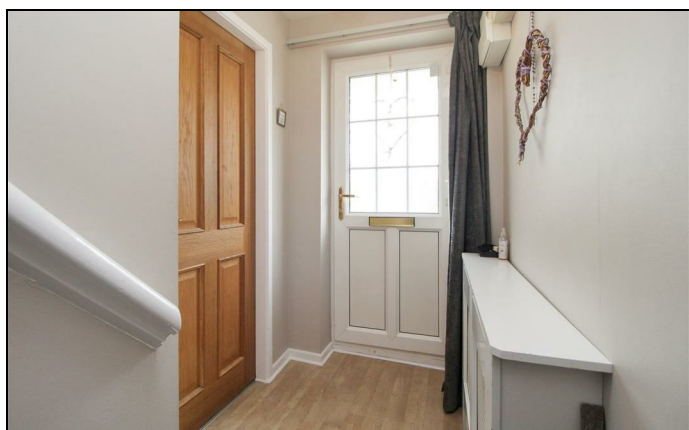


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1 Pit Ings Lane, Dalton Thirsk YO7 3HD

Available to purchase is this incredible well presented three bedroom semi detached house located in the popular village of Dalton. With internal accommodation across two floors, to the ground floor you will find an entrance hall, living room, kitchen diner and a conservatory. To the first floor is three bedrooms, two of which are good sized doubles and finally a house bathroom/w.c. Externally to the rear is a good sized garden with laid lawn, gravel, stone patio and a raised pond aswell as an incredibly good sized timber shed with power an electric. To the front is a newly laid graveled drive with parking for two vehicles. Viewings are highly recommended to appreciate the size, finish and location of the property on offer.

EPC Rating - F, Council Tax Band - B

Offers In The Region Of £225,000

LOCATION

Situated within the village of Dalton on a small newly built 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 where the property is located on the left hand side, identified by our FOR SALE sign.

THE ACCOMMODATION CONSISTS OF

ENTRANCE HALL

4'6" x 4'3" (1.37m x 1.30m)

With a front facing door, laminate flooring, stairs to first floor and a radiator.



LIVING ROOM

18'2" x 11'5" (5.54m x 3.48m)

With a front facing UPVC box bay window, feature fireplace, TV point, and an under stairs cupboard.



KITCHEN DINER

10'4" x 14'7" (3.15m x 4.45m)

With a rear facing window & door, a range of wall, drawer & floor units, porcelain sink + drainer, space for fridge, plumbing for washing machine, electric hob, electric oven and a radiator.



CONSERVATORY

8'11" x 12'1" (2.72m x 3.68m)

With a rear facing UPVC door & surrounding windows and laminate flooring.



FIRST FLOOR LANDING

BEDROOM ONE

14'1" x 8'2" (4.29m x 2.49m)

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



BEDROOM TWO

7'5" x 14'6" (2.26m x 4.42m)

With a front facing UPVC double glazed window and a radiator.



BEDROOM THREE

10'8" x 6'1" (3.25m x 1.85m)

With a rear facing UPVC double glazed window.



HOUSE BATHROOM/W.C

6'5" x 8'2" (1.96m x 2.49m)

With a paneled bath + shower oven, vanity sink unit, low level w.c and an airing cupboard.



GARDEN

With laid lawn, gravel, stone patio, timber decking and a raised pond.



TIMBER SHED

23'9" x 18'2" (7.24m x 5.54m)

An incredible sized timber shed with power + lighting



PARKING

With a newly graveled drive allowing parking for two vehicles



EXTERNAL



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.

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.

VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

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 electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: Yes

PARKING ARRANGEMENTS:

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.

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.



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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