



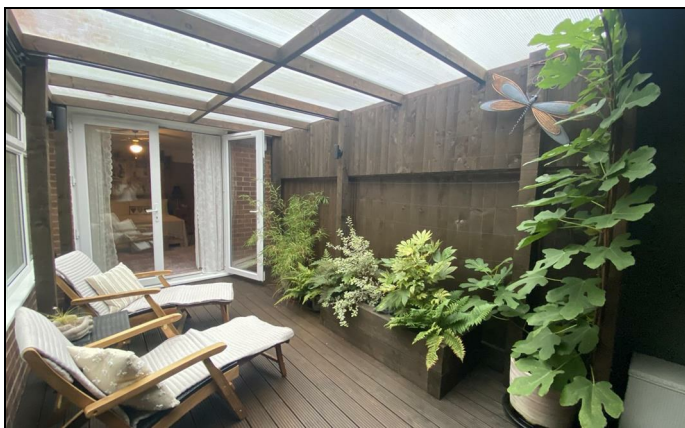
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10 Pit Ings Lane, Dalton Thirsk YO7 3HD

This well presented two bedroom, semi detached bungalow is located in the village of Dalton, just south of Thirsk. Over one floor the accommodation comprises of an entrance hall with storage cupboard, a good sized lounge with bay window, an inner hall with loft access, a kitchen, a spacious conservatory, two double bedrooms and a modern shower room/w.c.. To the exterior of the property there is a garden room with hot tub, a good sized lawned front garden, an enclosed easy to maintain, private rear garden with garden sheds and a lengthy driveway providing off road parking for multiple vehicles. With the added benefits of electric heating (water filled radiators) & double glazing, viewing is highly advised to appreciate the size, location and presentation of the accommodation on offer. EPC D.

Offers Over £235,000

LOCATION

Situated within the village of Dalton. Dalton is a village to the South of Thirsk with superb commuter links, a 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 Bagby, take the right hand turn signposted Dalton. Turn left at the end of the road and continue until you enter the village of Dalton. Continue into the village past the green and turn right at the end of the hill, take the left hand turn onto Pit Ings Lane and continue to the top to where the property is located on the right hand side.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With entrance door & adjacent double glazed window, coving to the ceiling and storage cupboard.



BEDROOM TWO

10'9 x 7'5 max (3.28m x 2.26m max)

With double glazed window to the side elevation, coving to the ceiling, a two way light switch system and a radiator.



LOUNGE

16'11 x 11'2 (5.16m x 3.40m)

With double glazed bay window to the front elevation, coving to the ceiling, electric fireplace, telephone point and a radiator.



INNER HALL

With coving to the ceiling and loft access.

KITCHEN

8'7" x 8'2" (2.64m x 2.51m)

Including a fitted range of wall and base units incorporating rolled edge work surfaces, one and a half bowl sink unit with mixer taps over, electric cooker point, extractor hood & light, plumbing for a dishwasher & washing machine, space for a fridge/freezer, tiled splashbacks and double glazed patio doors to the conservatory.



CONSERVATORY

11'2 x 9'2 (3.40m x 2.79m)

With double glazed windows to the rear & side elevations, wall light and double glazed door to the side.



BEDROOM ONE

14'7 x 9'11 (4.45m x 3.02m)

With rear facing double glazed patio doors onto the garden room, a TV point and a radiator.



SHOWER ROOM/W.C.

Including a modern three piece suite comprising of a step in shower cubicle, pedestal wash hand basin, low level w.c., tiled walls, a radiator, extractor fan and double glazed window to the side elevation.



EXTERIOR



FRONT GARDEN & DRIVEWAY

The front garden is mainly laid to lawn with flower borders and a lengthy driveway, with an outside tap, providing off road parking for multiple vehicles.



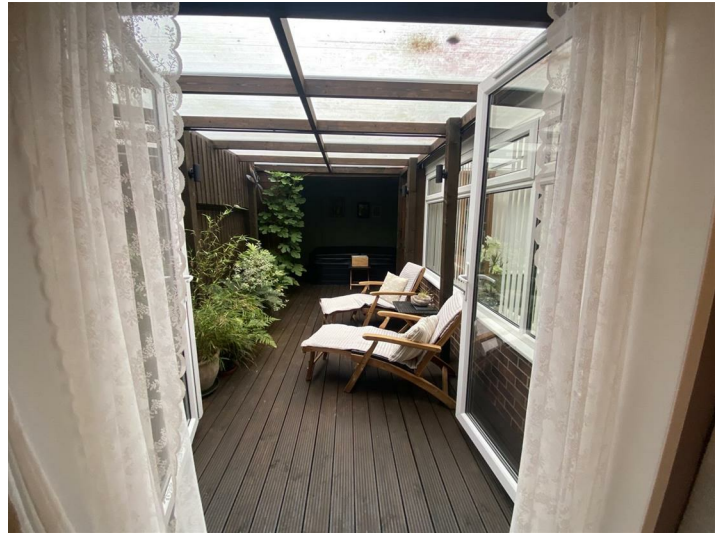
REAR GARDEN

To the rear is an enclosed, easy to maintain, very private paved garden with gravelled borders, garden sheds, fenced boundaries, an outside tap and a gate leading to the front.



GARDEN ROOM

This tranquil room can be used all year round enjoying the warm sunshine throughout the summer. The room includes electric and a hot tub.



HOT TUB

The hot tub has many functions such as multiple jets, under water colour changing lights, two loungers, three seats and an espresso coloured shell cover - purchased only just over a year ago.



VIEWING

Viewing is Strictly By Appointment Only.

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.

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.

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:

WATER METER:

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:

MOBILE PHONE SIGNAL:

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.

GROUND FLOOR

