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14 Farefield Close, Dalton Thirsk YO7 3FD

****CHAIN FREE****

A fantastic and rare opportunity to purchase this modern one of a kind, versatile, three storey family home located in the quiet village of Dalton with great access to the road network. With nearly 3000 sq ft of accommodation, air source heating & solar panels this property really is one that needs to be seen to be appreciated. Over three floors the accommodation comprises of an entrance hall, a cloakroom/w.c., a good sized lounge, a 33" living kitchen with integrated appliances & bi-folding doors to the garden, a utility room, a lovely first floor landing, a master bedroom with en-suite shower room, a guest bedroom with en-suite shower room, three further fantastic sized double bedrooms, a huge four piece house bathroom, a second floor landing with large storage cupboard and a fabulous 33" family room/play room/bedroom. To the exterior of the property there is a small lawned front garden, an enclosed rear garden with lawn, patio area & summer house and a block paved driveway leading to the double garage. With the added benefits of air source heating, solar panels, double glazing throughout and the remainder of its NHBC warranty, viewing is essential to appreciate the size, location and presentation of the accommodation on offer. Council Tax 'F' - EPC 'D'

£550,000

LOCATION

Situated on a small recently built development the village of Dalton. Dalton is a village to the South of Thirsk with superb commuter links and 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. We understand there is a school bus service to Topcliffe and Thirsk School.

DIRECTIONS

Leaving Thirsk via Sowerby, head through the country lanes into the village of Dalton whereupon you will come across the development on your left hand side. Turn left into Farefield Close off Willow Bridge Lane, then take the first turn right to where the property is located on the left hand side.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With double glazed entrance door to the front elevation, spindle bannister staircase to the first floor, coving to the ceiling, telephone point, underfloor heating and door to the garage.



CLOAKROOM/W.C.

With modern white suite comprising of a low level w.c., hand basin set in vanity unit, tiled splashbacks, tiled floor, extractor fan and underfloor heating.

LIVING ROOM

18'6 x 11'6 (5.64m x 3.51m)

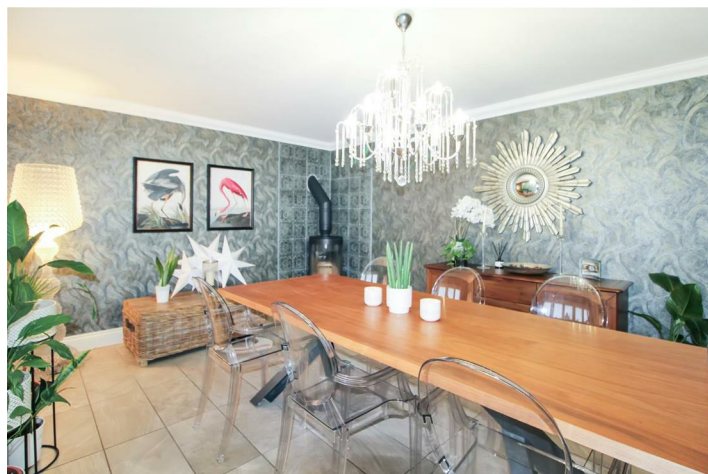
With double glazed window to the front elevation, media panel, coving to the ceiling and underfloor heating.



KITCHEN DINER

33'3" x 14'8 max (10.13m x 4.47m max)

A fantastic sized living kitchen including a modern fitted range of wall and base units incorporating granite work surfaces, recessed one and a half bowl sink unit with mixer taps over, integrated electric double oven & induction hob, extractor hood & light, dishwasher, fridge freezer, microwave, plinth lighting, underlighting, preparation island with breakfast bar, bi-folding doors to the garden, tiled floor, underfloor heating, spotlights, a newly installed wood burning stove and double glazed window to the rear,



UTILITY ROOM

6'7 x 6'5 (2.01m x 1.96m)

Including a fitted range of wall and base units incorporating rolled edge work surfaces, sink unit, space and plumbing for a washing machine & dryer, tiled floor, spotlights, extractor fan, underfloor heating and double glazed door to the side.



FIRST FLOOR LANDING

Large galleried landing with double glazed window to the front, spindle bannister staircase to the second floor airing cupboard, coving to the ceiling and radiator. The landing creates a lovely divide from the five double bedrooms ideal for staying guests or the larger family.



MASTER BEDROOM

16'5" x 9'10 (5.00m x 3.00m)

With double glazed windows to the front elevation, coving to the ceiling and radiator.



MASTER EN-SUITE

Including a modern three piece suite comprising of a double step in shower cubicle, wall mounted hand basin, low level w.c., part tiled walls, tiled floor, vertical heated towel rail, spotlights, shaver point, extractor fan and double glazed window to the side elevation.



GUEST BEDROOM

11'7" x 13'3" (3.53m x 4.04m)

With double glazed window to the front elevation and radiator.



GUEST EN-SUITE

Including a modern three piece suite comprising of a double step in shower cubicle, wall mounted hand basin, low level w.c., part tiled walls, tiled floor, vertical heated towel rail, spotlights, shaver point and extractor fan.



BEDROOM 3

15'10" x 11'7" max (4.83m x 3.53m max)

With double glazed window to the rear elevation and radiator.



BEDROOM 4/ DRESSING ROOM

12'2 x 11'6 max (3.71m x 3.51m max)

With double glazed window to the rear elevation, two walls of fitted wardrobes, island storage and radiator.



BEDROOM 5

12'2" x 11'5 (3.71m x 3.48m)

With double glazed window to the rear elevation and radiator.



HOUSE BATHROOM

Including a modern four piece white suite comprising of a panelled bath, step in shower cubicle, wall mounted hand basin, low level w.c., part tiled walls, tiled floor, vertical heated towel rail, shaver point, extractor fan and spotlights.



SECOND FLOOR LANDING

With access to the loft space and a large storage cupboard.

FAMILY ROOM/ CINEMA ROOM

33'3" x 18'1" max (10.13m x 5.51m max)

Stretching the whole length of the house this room is amazing and would suit more purposes than we can list here. With radiators and Velux windows to the front & rear elevations and a view to the White Horse from the rear.



EXTERNAL

The property has a newly installed ADT police monitored alarm system.



FRONT GARDEN

Small lawned garden with hedged frontage and a gate leading to the rear garden.

REAR GARDEN

Enclosed rear garden mainly laid to lawn with patio area, gate to the side, storage area to the side, summer house, outside tap, tree borders and fenced boundaries.



DRIVEWAY & DOUBLE GARAGE

19'8 x 16'5 (5.99m x 5.00m)

Block paved driveway leading to the integral double garage with a newly installed electrically operated, insulated sectional garage door., light & power and electric car charger.

VIEWING

Viewing is Strictly By Appointment Only.

MORTGAGE ADVICE

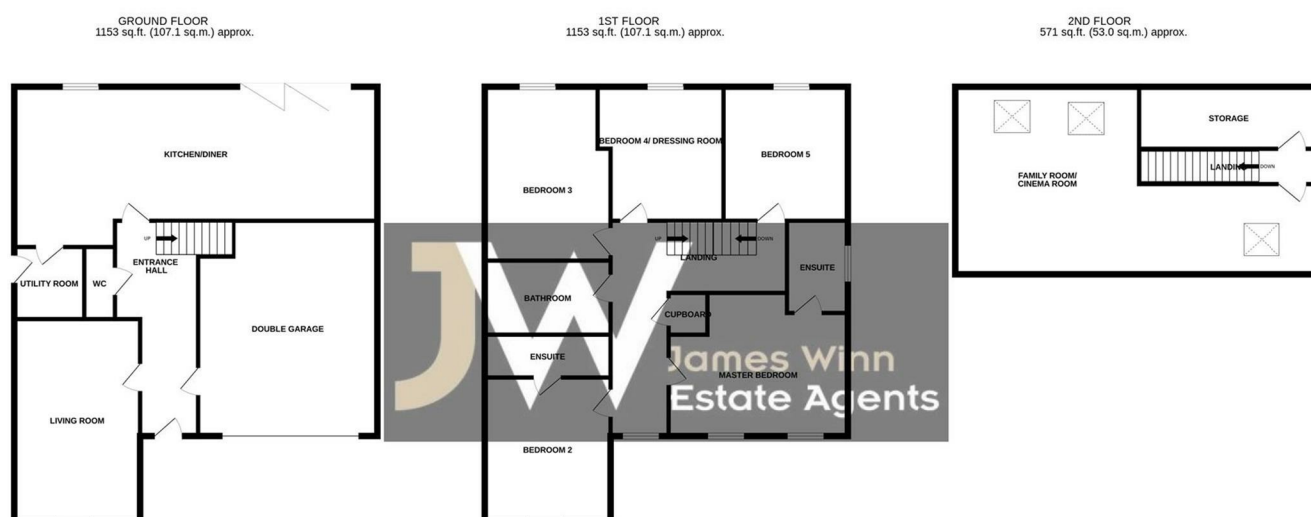
James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if 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.



TOTAL FLOOR AREA : 2877 sq.ft. (267.3 sq.m.) approx.

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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