



James Winn
Estate Agents

Tel: 01845 524488 Fax: 01845 522855

www.jameswinn.co.uk

2 Bakers Alley, 29 Market Place, Thirsk, North Yorkshire, YO7 1HD

thirsk@jameswinn.co.uk



17 Harriers Croft, Dalton Thirsk YO7 3HA

Situated at the end of a private cul-de-sac, this modern, three-bedroom, end terraced home in Dalton. This property offers plentiful accommodation over three levels, lending itself to a multitude of discerning buyers. On entering via the entrance hall, a right leads into a modern fitted kitchen, with integrated appliances. The lounge features patio doors to the rear & storage cupboard, and the ground floor further benefits from a downstairs W.C. To the first floor, a galleried landing, a primary bedroom with fitted wardrobes & en-suite shower room/w.c., a second double bedroom, a house bathroom/w.c. with white suite. To the second floor, a further storage cupboard, and bright third double bedroom with Velux windows to front and rear aspect. To the exterior of the property is an enclosed rear garden with lawn, patio borders and fenced boundaries. Furthermore, there are three designated parking spots to the front of the property. Dalton offers a public house and excellent commuter links, to Thirsk, York, Harrogate & Leeds. With the added benefits of double glazing & LPG gas central heating, viewing is essential to appreciate the size, presentation and location of the accommodation on offer.

EPC - D

Council Tax Band - C

£230,000

LOCATION

Situated within the village of Dalton on a small 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 and follow the road up into Harriers Croft where the property is located on the right hand side at the end of the road.

THE ACCOMMODATION COMPRISES:



ENTRANCE HALL

With double glazed entrance door to the front elevation, coving to the ceiling, telephone point, spindle banister staircase to the first floor and radiator.

LOUNGE

14'7 x 14'6 (4.45m x 4.42m)

With double glazed window & patio doors to the rear elevation, television point, understairs cupboard, coving to the ceiling and radiators.



KITCHEN

11'0" x 7'8" (3.37m x 2.36m)

Including a fitted modern range of wall and base units incorporating rolled edge work surfaces, one and a half bowl stainless steel sink unit with mixer taps over, integrated electric double oven & gas hob, extractor hood & light, dishwasher, space & plumbing for a washing machine, boiler, spotlights, tiled splashbacks, underlighting and double glazed window to the front elevation.



GROUND FLOOR W.C.

Including a two piece white suite comprising of a low level w.c., pedestal wash hand basin, tiled splashbacks, radiator and double glazed window to the front elevation.



FIRST FLOOR LANDING

Galleried landing with spindle banister staircase to the second floor, airing cupboard housing the hot water tank and radiator.

PRIMARY BEDROOM

12'5" x 9'8" (3.79m x 2.95m)

With double glazed window to the front elevation, fitted wardrobes and radiator.



PRIMARY BEDROOM EN-SUITE

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



BEDROOM TWO

14'8" x 7'11" (4.48m x 2.43m)

With double glazed windows to the rear elevation, telephone point and radiator.



HOUSE BATHROOM

Including a white three piece suite comprising of a panelled bath with telephone style taps, low level w.c., pedestal wash hand basin, part tiled walls, extractor fan, radiator and shaver point.



SECOND FLOOR LANDING

With large storage cupboard.

BEDROOM THREE

13'7" x 11'3" (4.15 x 3.44)

With Velux windows to the front & rear elevations, eaves storage cupboards and radiator.



EXTERNALLY:

OFF-STREET PARKING

There is a designated parking area to the front of the property. One parking space is located on gravelled driveway to the front, with two allocated parking spaces either side of this.

REAR GARDEN

Private & enclosed, rear garden laid to lawn with decking area, side access to front of property and fenced boundaries. Access to the front via a gate to the side.



VIEWING

Viewing is strictly by appointment only. The Thirsk Office can be contacted via 01845 524 488 or via info@jameswinn.co.uk.

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.

FINANCIAL / 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.

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: Parking for three vehicles via driveway / allocated parking spots.

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

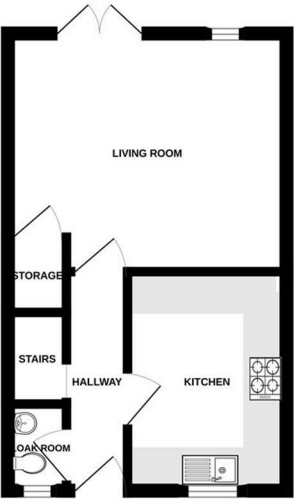
The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

FURTHER 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.

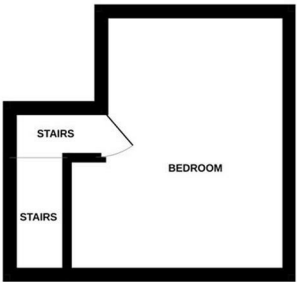
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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