

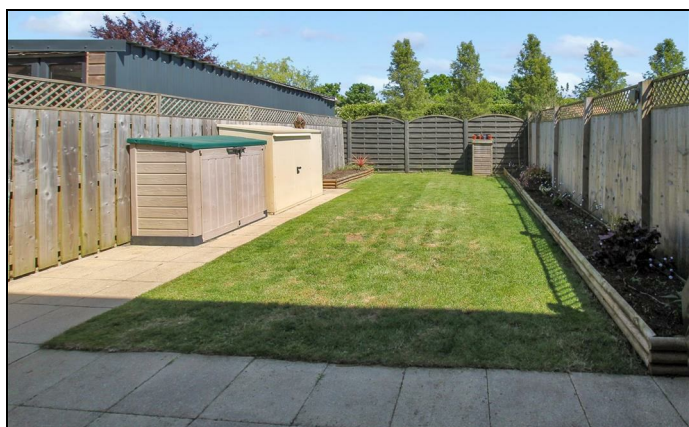


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23 Farefield Close, Dalton Thirsk YO7 3FD

Located in the charming rural village of Dalton, just off Willow Bridge Lane, this modern two-bedroom semi-detached home offers an exciting opportunity for buyers. Built by Whitfield Homes in 2017, the property is part of a thoughtfully designed development focused on maximising space and modern living. Upon entering through the front door, you're welcomed into a tiled hallway. To the left, a contemporary kitchen is fitted with premium features, including quartz worktops, a Bosch gas hob with extractor, integrated 70/30 fridge freezer, microwave, stainless steel sink with chrome swan-neck tap, LED under-cabinet lighting, and an abundance of wall and base units. Continuing through the hallway, you'll find a spacious and light-filled lounge diner with bi-folding doors that open onto the private rear garden. A convenient downstairs W.C. is also accessible from the hallway. Upstairs, there are two generously sized double bedrooms, positioned at the front and rear of the property. The primary bedroom includes an alcove for freestanding furniture and window to the rear elevation. The modern, part-tiled bathroom is centrally located and features a stylish white suite, comprising a bathtub with overhead shower and glazed screen, washbasin, and W.C. Externally, a delightful vista to the rear ensures this property is not overlooked, maintaining privacy whilst fully enclosed and is mainly laid to lawn. A car park to the end of the terrace provides private, off-street parking for two vehicles. Additional features include two handy storage cupboards (one in the lounge, another in the secondary bedroom) and the remaining balance of a 10-year NHBC warranty for peace of mind.

£220,000

LOCATION

Situated within the village of Dalton; five miles south of Thirsk - with a village pub & excellent road links. 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, A1(M) and arterial roads leading to the larger urbanisations of Leeds, Teesside, York and Harrogate.

DIRECTIONS

Leaving Thirsk via the A19 southbound; take the right hand turn signposted Dalton at the crossroad, then continue to the end of the lane and turn left. Upon entering Dalton, follow the road and take the first left turn onto Farefield Close. Follow the road around the development, where this property will be located on the left hand side.

THE ACCOMMODATION



ENTRANCE HALL

A tiled hallway with door to the front and a radiator.

LOUNGE DINER

14'3" x 14'0" (4.36m x 4.28m)

With UPVC bi-folding doors onto private and enclosed rear garden, TV point and a radiator. Benefitting from a storage cupboard.



KITCHEN

11'9" x 6'11" (3.59m x 2.12m)

A contemporary kitchen is fitted with premium features, including quartz worktops, a Bosch gas hob with extractor, integrated 70/30 fridge freezer, microwave, stainless steel sink with chrome swan-neck tap, LED under-cabinet lighting, and an abundance of wall and base units.



DOWNSTAIRS W.C.

5'7" x 3'1" (1.72m x 0.95m)

With low level w.c., wash hand basin, front-facing double glazed window and a radiator.

PRIMARY BEDROOM

14'0" x 10'7" (4.28m x 3.23m)

The primary bedroom is located to the rear of the property with windows to rear aspect, generously proportioned, overlooking the rear garden and vista.



SECONDARY BEDROOM

14'0" x 8'7" (4.28m x 2.64m)

The secondary bedroom is located to the front of the property; with window to front aspect, free-standing furniture, similarly proportioned to primary bedroom. Built-in storage cupboard.



BATHROOM

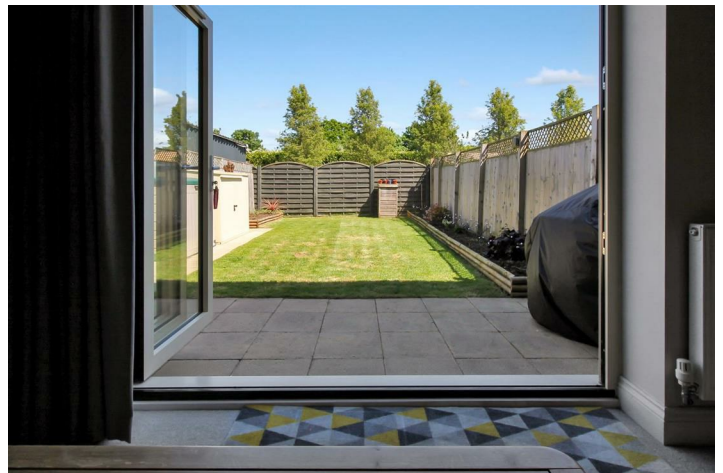
7'1" x 7'0" (2.16m x 2.14m)

The modern, part-tiled bathroom is centrally located and features a stylish white suite, comprising a bathtub with overhead shower and glazed screen, washbasin, and W.C.



EXTERNAL

Externally, a delightful vista to the rear ensures this property is not overlooked, maintaining privacy whilst fully enclosed and is mainly laid to lawn. A car park to the end of the terrace provides private, off-street parking for two vehicles.



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: N/A

WATER METER: No

PARKING ARRANGEMENTS: Private, off-road parking for two vehicles.

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: N/A

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.

DISCLAIMER

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.

VALUATION SERVICES

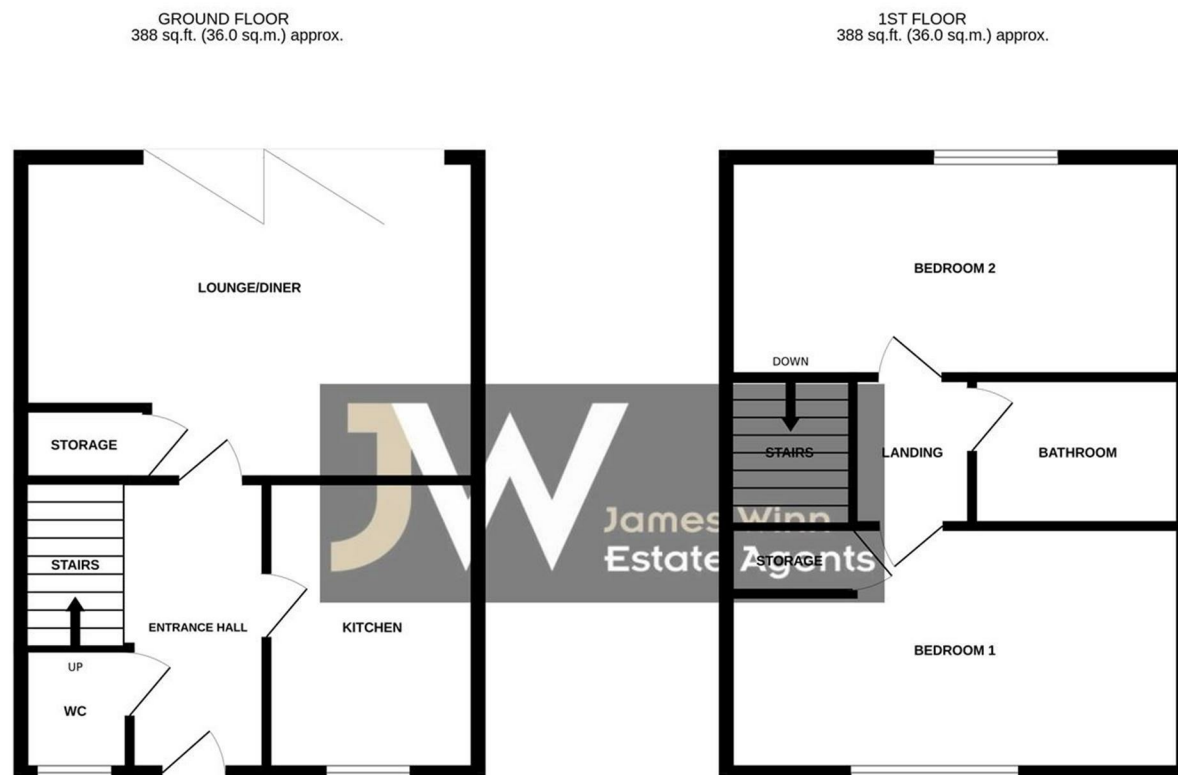
If you are looking to sell a property James Winn Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our sales team in Thirsk, on 01845 524488 to book an appointment.

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

Viewing is strictly by appointment only.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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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