





Accommodation

A modern and neatly presented three bedroom family home, with spacious and neutrally decorated accommodation over three floors. The property is situated on small development in the highly desirable village of Dalton, whilst offering an enviable setting, to the head of a small cul-de-sac.

The village itself offers ease of access to a number of neighbouring towns, including Thirsk and Ripon, whilst network links including the A1(M) and A19 are readily available. Dalton boasts a highly regarded village pub, whilst primary schools are available in the neighbouring villages.

On the ground floor the main entrance door leads into the entrance hall, with stairs rising to the first floor and a cloakroom/WC. The kitchen comes fitted with a range of modern units and some integrated appliances, whilst the lounge/diner comes with under stairs storage and double doors leading to the rear garden. To the first floor there is a landing with airing cupboard and further staircase to the top floor, main bedroom with fitted wardrobes and ensuite, a further double bedroom and the house bathroom, part tiled and fitted with a white suite. On the top floor there is an additional small landing with storage, plus the third good size bedroom, flooded with light through skylights and offering eaves storage. The property also offers gas central heating and double glazing.

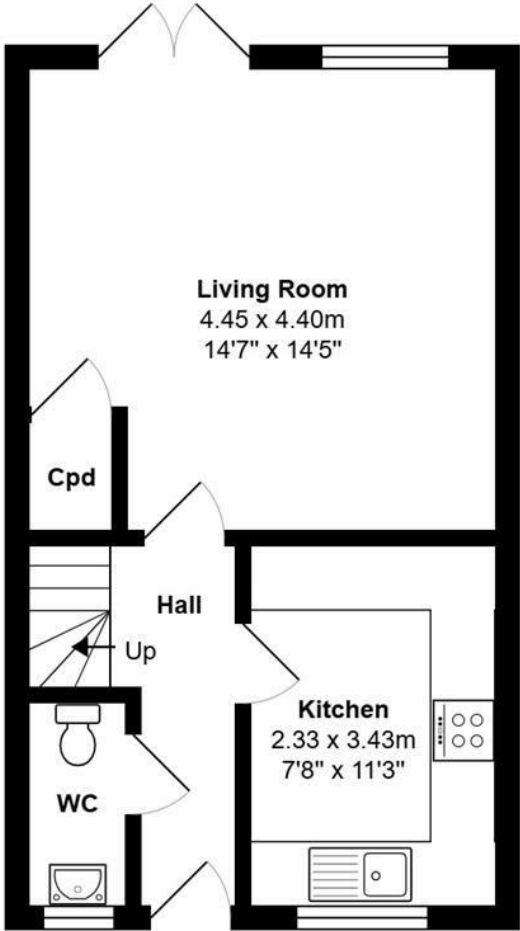
Externally there is parking to the front of the property and a lovely enclosed rear garden, part laid to lawn and with a good size patio, which flows off the living room, whilst a timber shed provides handy storage.

An early viewing is advised on this competitively priced home, which is sure to be of interest to a range of buyers, including young and growing families.

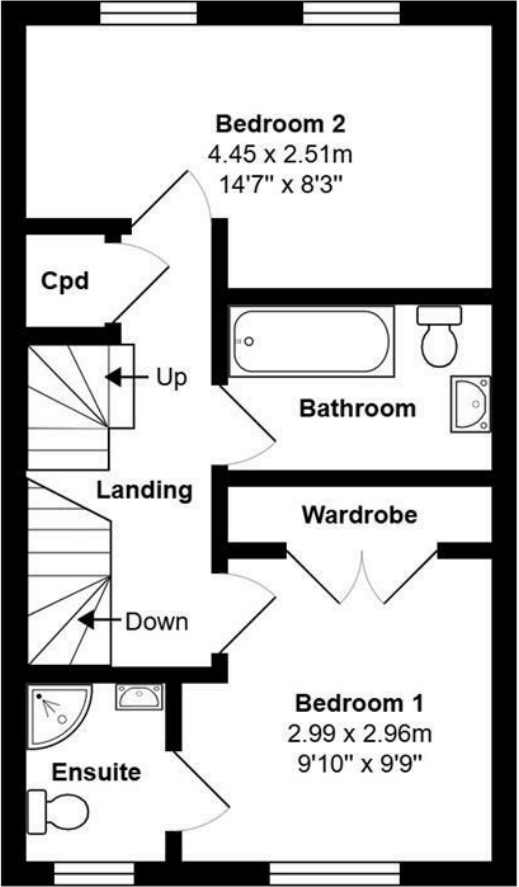




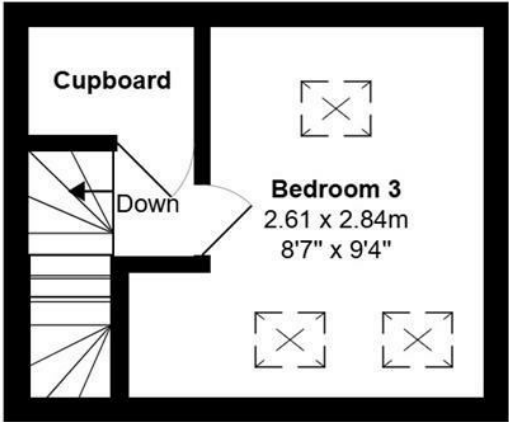
Floorplan



Ground Floor



First Floor





Second Floor





EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT ONLY - 01845 421010 - sales@davislund.co.uk - www.davislund.co.uk

MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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