



10 Pit Ings Lane Dalton
Thirsk, YO7 3HD
Guide Price £220,000

A HIGHLY ACCESSIBLE, MATURING AND MUCH IMPROVED 2 DOUBLE BEDROOMED SEMI DETACHED BUNGALOW, WITH A PURPOSE BUILT GARDEN ROOM HOUSING A FABULOUS HOT-TUB WHICH CAN BE INCLUDED IN THE SALE OR REMOVED AT THE BUYERS PREFERENCE. RECENTLY REDECORATED AND EXTENDED WITH FRONT AND REAR GARDENS AND OFF STREET PARKING

Mileages: Easingwold - 9 miles, Thirsk - 6 miles, Northallerton - 15 miles (distances approximate)

Entrance Lobby, Sitting Room, Fitted Kitchen, Inner Hall, Garden/Dining Room, Principle Bedroom with Adjoining Purpose Built Spa, Bedroom 2, Garden/Dining Room, Shower Room/WC.

Front Garden, Drive with Off Road Parking and Enclosed Rear Garden.

With Electric Central Heating and uPVC Double Glazing

Viewing is highly recommended to fully appreciate.

A uPVC double glazed entrance door with vertical glazed slide slit opens to a RECEPTION LOBBY with useful cloaks cupboard. Doors leading off;

SITTING ROOM, having uPVC double glazed box window overlooking the front gardens. Eye catching electric fireplace, with granite effect insert and hearth, modern timber painted carved surround. Coving to the ceiling. An archway leads to;

INNER HALLWAY which is part boarded with pulldown ladder.

FITTED KITCHEN, with stainless steel sink unit and side drainer complimented by curved edge fitted worksurfaces, tiled midrange and fitted cupboard and drawers. Space for a freestanding electric oven, with concealed extractor above. Space for a freestanding fridge/freezer and plumbing for a washing machine and or dishwasher.

Adjoining the kitchen there is a purpose built GARDEN/DINING ROOM constructed on a brick base with windows to three sides and a personal door out to the side and rear gardens.

Generous PRINCIPAL BEDROOM extending to over 14ft with double French uPVC doors opening to a;

Further L shaped GARDEN ROOM currently being used as a Spa with hot tub, offering versatile





accommodation lending itself for a number of purposes, including Home Office, Study, Gym and or Hobby/TV Room. Of timber construction with up/ down lighters, timber panelling, decked throughout and a stable style door to the rear garden.

BEDROOM 2, with uPVC double glazed window to the side aspect.

SHOWER ROOM with tiled walls and a fitted white suite comprising mains corner plumbed shower, wash hand basin and low suite WC.

OUTSIDE - To the front of the property, there is a generous driveway, providing off street parking flanked by a mainly laid lawn garden with maturing bushes and hedge. To one side there is a picket fence and pebbled borders with maturing planters. Central circular stone feature.

To the rear of the property is access to via a secure timber gate past a bin storage area and a timber glazed to a low maintenance garden, which is paved throughout and further timber shed providing useful storage. Outside tap and light.

LOCATION - The village of Dalton is highly accessible, close to the A19 and A168 for travel further afield. The village provides convenient access for the commuter to the motorway networks, with a local shop, village hall and two public houses. Thirsk is situated approximately 5 miles away, providing a wide range of local amenities.

POSTCODE - YO7 3HD

COUNCIL TAX BAND – B

TENURE Freehold.

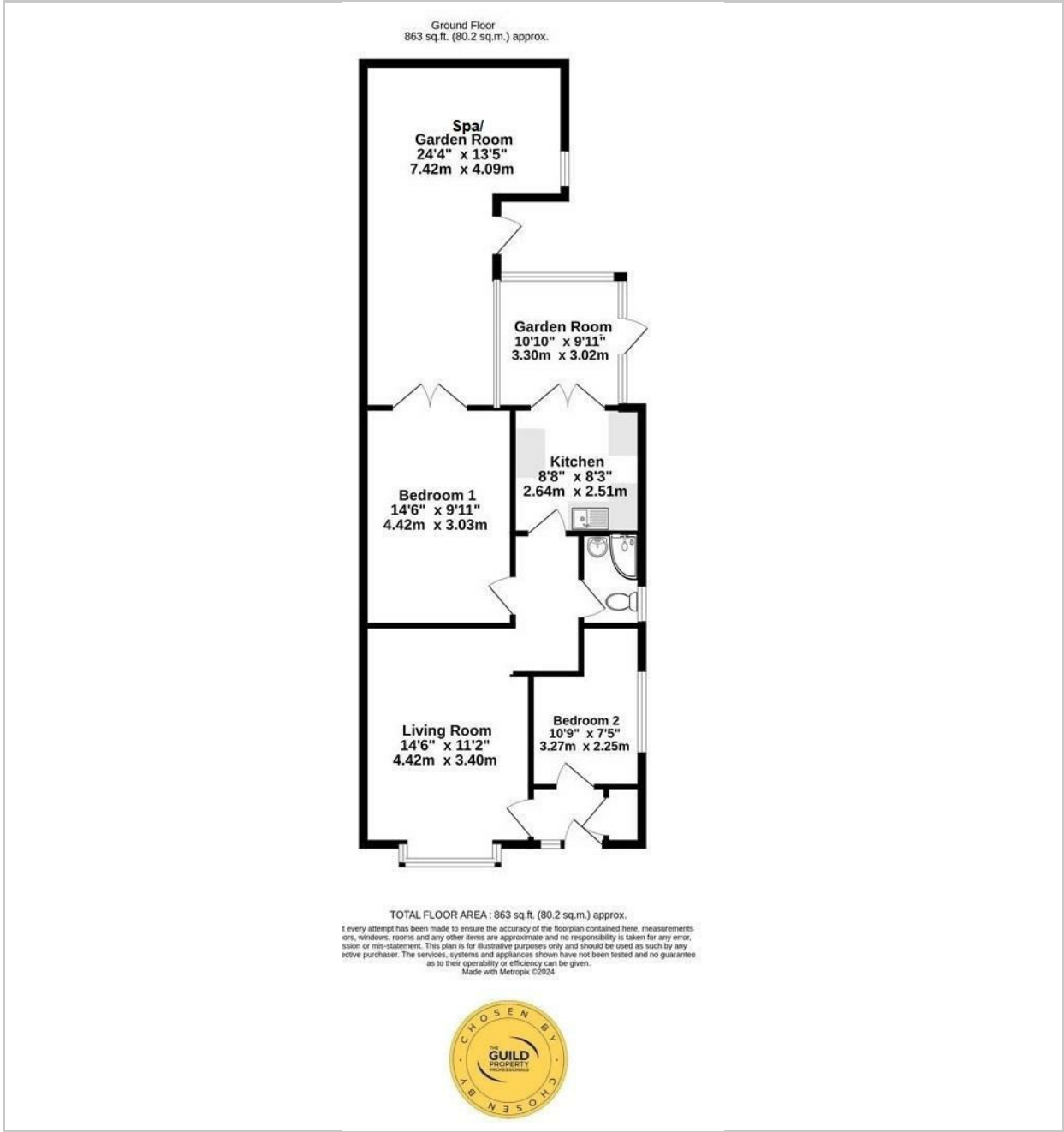
SERVICES - Mains water, electricity and drainage, with electric central heating.

VIEWINGS - Strictly by prior appointment through the Selling agents, Churchills of Easingwold Tel: 01347 822800 Email: easingwold@churchillsyork.com.

DIRECTIONS - From Easingwold, proceed north along the A19, past Thormanby, and turn left signposted Hutton Sessay. Turn right into Dalton, follow the road into Dalton Village. Turn left onto Pitt Ings Lane whereupon No.10 is positioned on the right hand side.



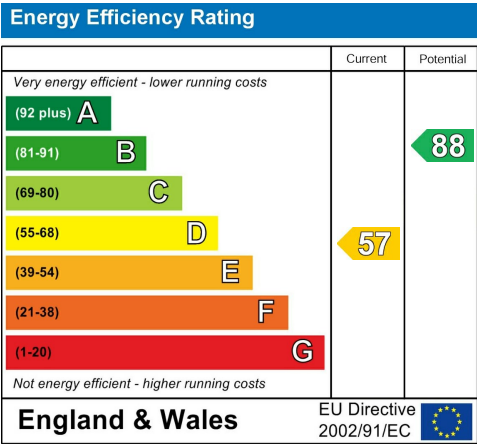
FLOOR PLAN



LOCATION



EPC



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