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Larks Edge Dalton, Thirsk, YO7 3HS

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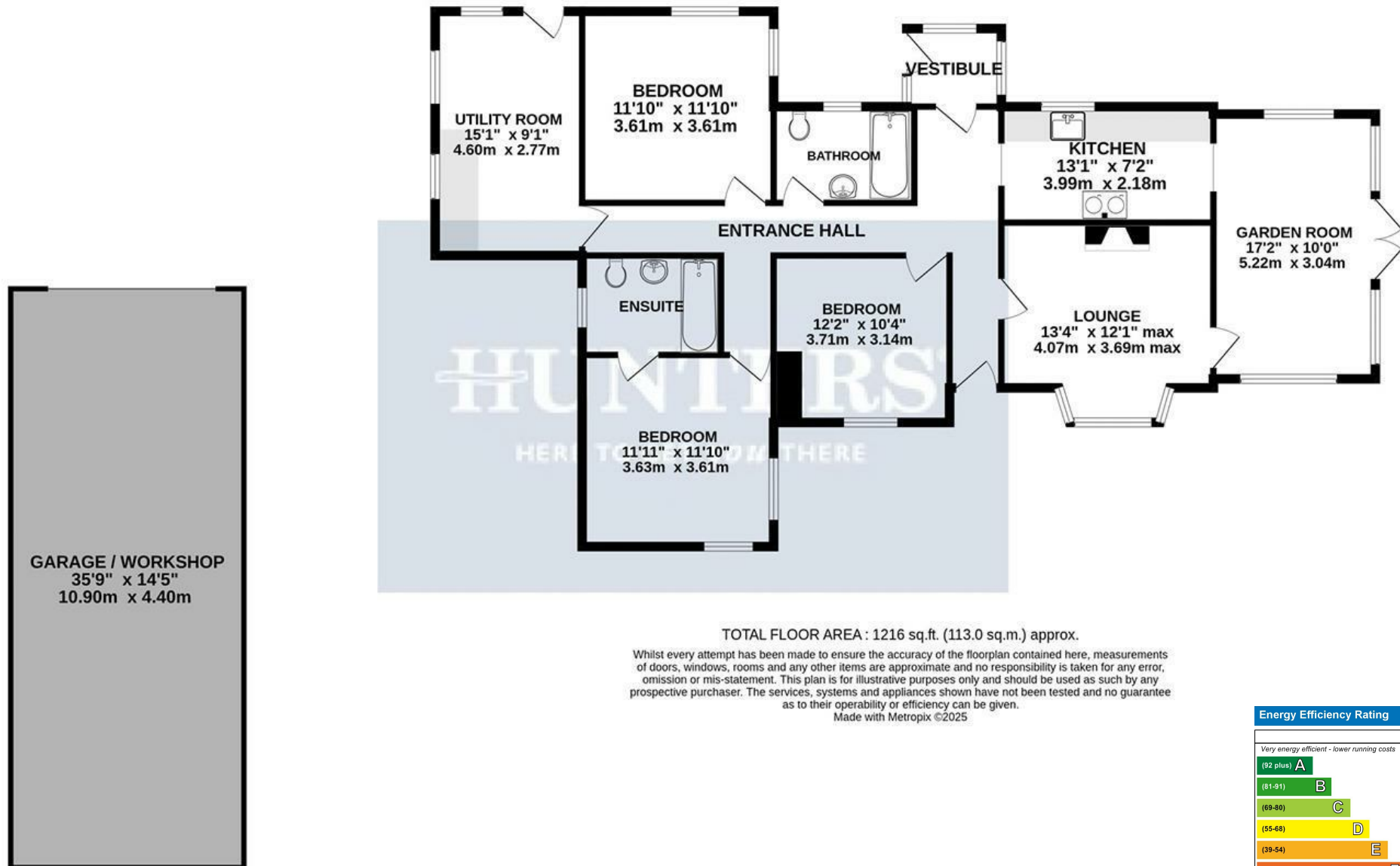
Guide Price £600,000

If you are looking for peace and tranquillity in a lovely setting then look no further This property was originally built in the early 1940's as the Officers Mess for RAF Dalton. Set in approximately an acre this three bedroom detached bungalow offers both old and new. It briefly comprises: entrance porch, hallway, lounge, conservatory, kitchen, utility room, main bedroom with en-suite, two further bedrooms and a bathroom. Outside are beautiful gardens, ample storage, garage and off street parking. EPC rating E and Council Tax Band D. A viewing is highly recommended to appreciate this lovely home. Apply Easingwold Office on 01347 823535.

Hunters Easingwold Trinity House Market Place, Easingwold, YO61 3AD | 01347 823535
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GARAGE / WORKSHOP

GROUND FLOOR
1216 sq.ft. (113.0 sq.m.) approx.



TOTAL FLOOR AREA : 1216 sq.ft. (113.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

- **DETACHED BUNGALOW**
- **BEAUTIFUL GARDENS**

- **THREE BEDROOMS**
- **EPC RATING E**

- **SET IN ONE ACRE**
- **COUNCIL TAX BAND D**

ENTRANCE PORCH

Part glazed Upvc door to rear aspect

HALLWAY

Feature radiator, part glazed door to rear porch and fully glazed front door

KITCHEN

Fitted units and work surface, inset belfast sink unit, electric Aga, plumbing for dishwasher, space for fridge freezer, window to rear aspect, recessed ceiling lights

LOUNGE

Fireplace with beamed mantle and inset cast iron wood burning stove, radiator, bay window to front aspect

GARDEN ROOM

Vaulted ceiling, wood effect flooring, fully glazed double doors to side aspect

UTILITY ROOM

Fitted with base units and matching work surface, inset sink unit, plumbing for washing machine, space for tumble dryer, windows x 3 to side aspect, wood effect flooring, timber door to rear aspect

BEDROOM ONE

Vaulted ceiling, windows x 2 to front aspect, vertical radiator,

EN-SUITE

Panelled bath with shower attachment, pedestal wash basin, low flush wc, window to side aspect, ladder style radiator, wood effect flooring

BEDROOM TWO

Vaulted ceiling, window to rear aspect, radiator

BEDROOM THREE

Window to front aspect, radiator, wood effect flooring

BATHROOM

Panelled bath with mains shower over, fitted screen, low flush wc, vanity unit with inset wash basin, opaque window to rear aspect, ladder style radiator, recessed ceiling lights

OUTSIDE

The beautiful garden is made up of a good sized area of lawn, borders of plants flowers and shrubs, a lovely terrace for Al fresco dining, a woodland area with pond and and a bird hide.

GARAGE AND PARKING

The large barn/garage has electric and plumbing laid on. There is also ample room for further off street parking.

ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











