



Pit Ings Lane, Dalton

Guide Price £375,000

A substantial detached bungalow offered for sale with vacant possession, occupying a generous plot with surrounding gardens. The property requires some modernisation and upgrading with huge potential for further expansion and improvement.

**** NO ONWARD CHAIN ****

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Inside

A rare opportunity to acquire this substantial detached bungalow, set in the heart of the village of Dalton, which is certain to be of interest to retirees, DIY enthusiasts and property developers. The property offers huge potential for further expansion and improvement or even as a small residential development site.

Internally, the property is entered through an entrance hall having a panelled front entrance door with semi-opaque casement windows. The entrance hall leads through into a reception hall which is L shaped in nature and has a single radiator and built-in cloaks cupboard.

Located at the front of the house is a spacious living room with an open fireplace set on a tiled hearth in addition to a double radiator and television aerial point.

The property features a separate dining room with radiator and an archway leads through into the breakfast kitchen beyond.

The breakfast kitchen requires a programme of modernisation and currently has a range of built-in base units to three sides with laminated worktops and inset stainless steel sink unit. There is a further range of high level storage and display cupboards with built-in airing cupboard which houses the hot water cylinder and electric immersion heater. Within the kitchen is an electric point for cooking, double radiator, and built-in pantry cupboard. There is plumbing for a washing machine.

At the rear is a utility room with single radiator and integral garage access. The utility room houses the Worcester gas fired central heating boiler, and a rear door leads out onto the garden beyond.

The property has three double bedrooms, the main bedroom of which has a triple fronted built-in wardrobe with matching overhead storage cupboards and dressing table recess. All three bedrooms benefit from radiators.

There is a separate WC which has a low flush toilet, and the internal accommodation is completed by a house bathroom which currently has a pedestal wash hand basin and inset cast iron bath with tiled splashbacks. There is a walk-in shower cubicle with Mira shower attachment and full height tiled surround. The bathroom also includes a single radiator, shaving socket and mounted towel rail.

Outside

The property is accessed through a gated and pillared entrance onto a front driveway which provides off street parking. The driveway in turn gives access to the integral single garage which has an up and over garage door.

Directly to the front of the property is a full width concrete pathway which steps out onto a rectangular front garden being laid to lawn with herbaceous borders. The garden is enclosed by walled and fenced boundaries.

There is a shaped side garden which currently houses the propane gas cylinder. Access can be gained down either side of the property through into the rear.

A full width pathway runs across the rear elevation and adjoins a rectangular lawn with two separate flagged patios. A timber built shed, greenhouse, and store are all included within the sale. There is a gated pedestrian rear access, and the garden is enclosed by fenced boundaries.

Finally, a small triangular area of orchard which is laid to pasture is included within the title.

The property is being offered for sale with both vacant possession and no onward chain and an early inspection is strongly recommended.

Tenure

Freehold

Services/Utilities

Electricity, water and sewerage are understood to be connected.

Broadband Coverage

Up to 76* Mbps download speed

*Download speeds vary by broadband providers so please check with them before purchasing.

EPC Rating

F

Council Tax

E - North Yorkshire Council

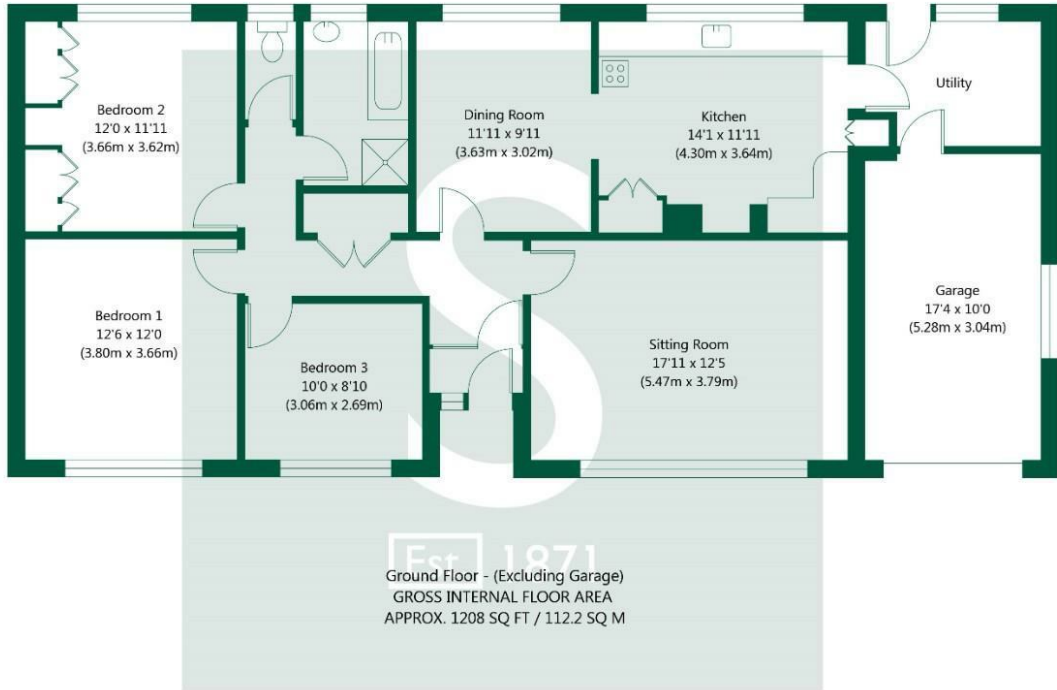
Current Planning Permissions

No current valid planning permissions

Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold

Dalton, Thirsk, YO7 3HX



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1208 SQ FT / 112.2 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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