



## Manor Farm Lane, Dalton £1,050 Per Month

A rare and exciting opportunity to rent a recently built 3 bedroom detached village home with off road parking, manageable gardens and living space that will appeal to both house and bungalow hunters alike. Offered unfurnished, and available late July, early August, an early viewing is strongly advised



## Property Overview

An internal inspection is essential to appreciate the style and space on offer within this individually designed detached home located within the village of Dalton situated 5 miles south of Thirsk, 3 miles west of the A19, 5 miles east of junction 49 of the A1(M) and 19 miles north of York. The living accommodation on offer will appeal to both house and bungalow hunters alike as this fabulous new home features a first floor en-suite double bedroom plus 2 ground floor double bedrooms and a bathroom complemented by a living room with wood burning stove, dining kitchen with integrated appliances, off road parking and manageable gardens.



Within the front garden there is a fabulous late 19th Century Glenfield and Kennedy anti-freezing, self closing pillar fountain which we are led to believe that may only be 15 other such fountains in existence.

## Inside

A reception hall with understairs storage leads off with oak doors into a living room with wood burning stove and rear garden access and an impressively appointed dining kitchen with a range of base and wall storage cupboards complemented by integrated appliances to include a touch control hob with filter hood above, electric fan assisted oven and grill, fridge, freezer and dishwasher.



The ground floor also provides 2 double bedrooms and a stylish bathroom.

The first floor landing leads off, again with oak doors, into a generous boiler/airing cupboard, versatile walk-in wardrobe/dressing room and a principal double bedroom with 2 double glazed skylights and a stylish en-suite shower room.



Other internal features of note include oil fired radiator central heating and double glazing throughout.

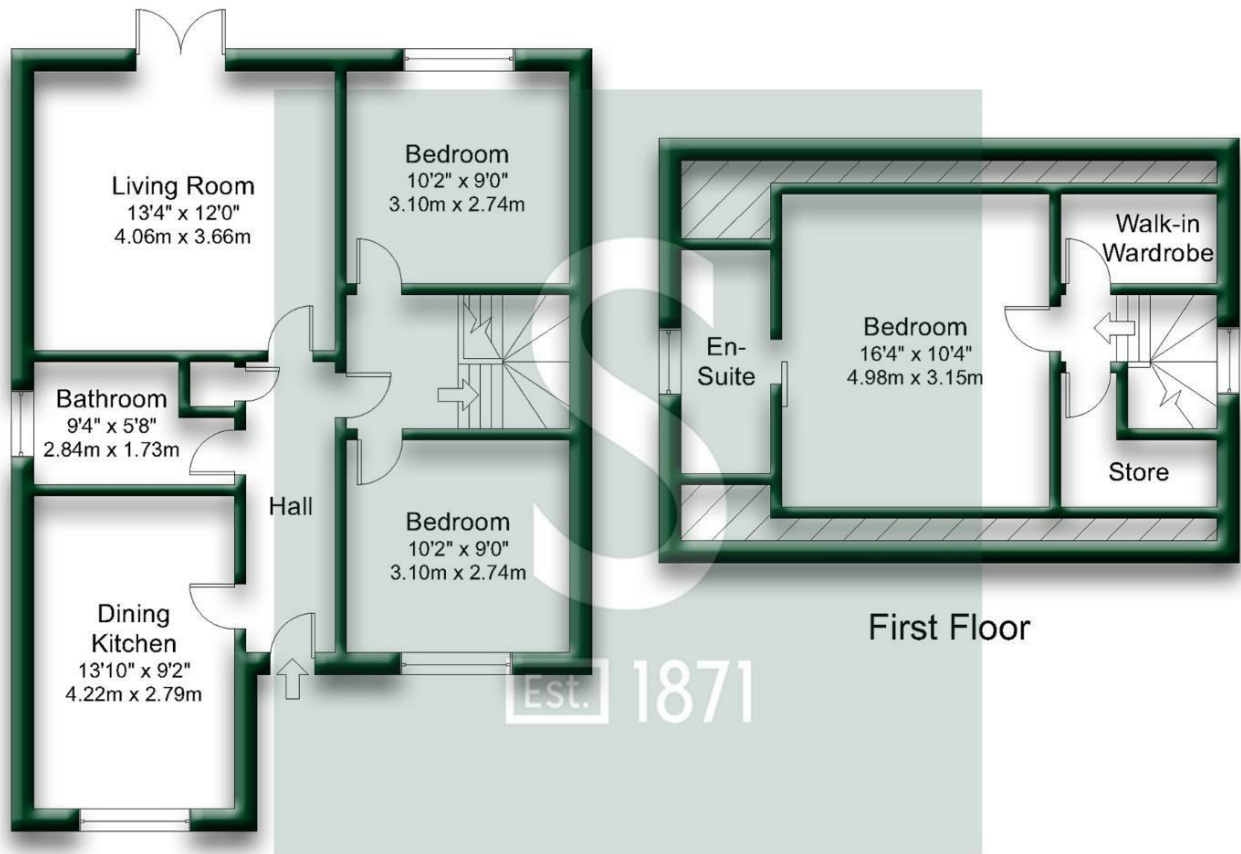
## Outside

A driveway at the front of the property provides tandem length off road parking and the rear garden is enclosed by newly erected timber fencing.

## Services

We have been informed by the Landlord that all mains services are connected to the property with the exception of gas.

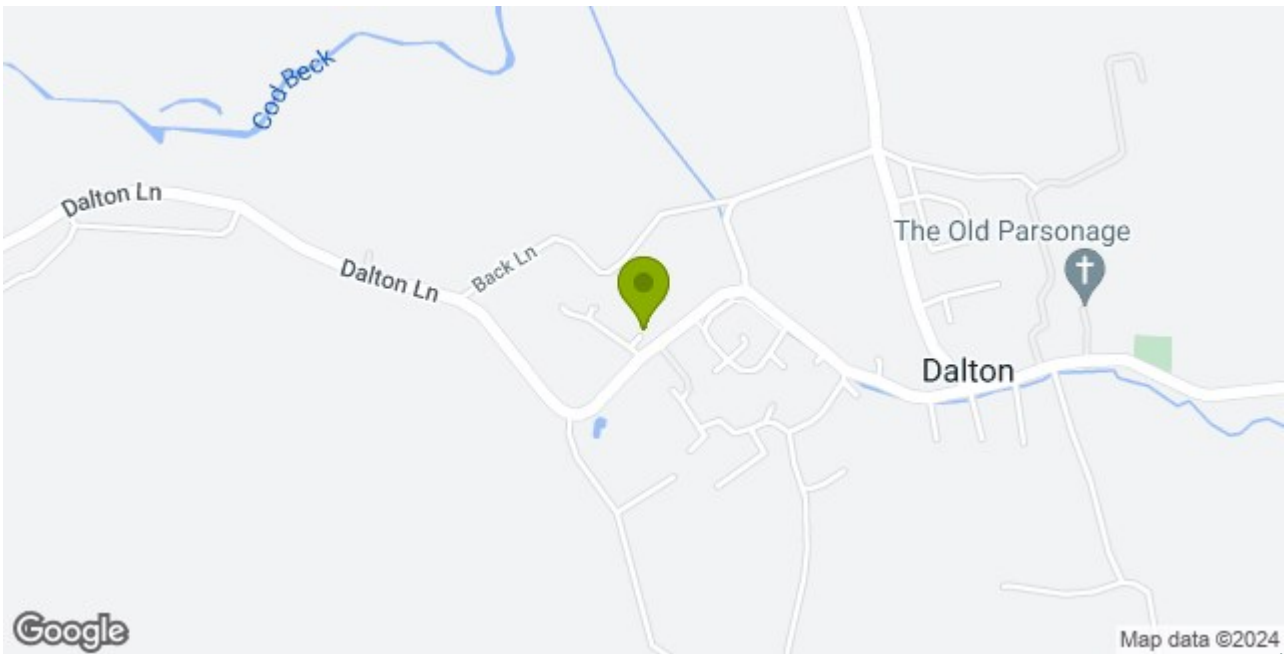




### Ground Floor

Gross internal floor area excluding Eaves (approx.): 97.5 sq m (1,050 sq ft)

Not to Scale.  
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### Stephensons

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Knaresborough	01423 867700
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### Partners

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N Lawrence

