



Well Garth, North Dalton, Driffield, YO25 9UZ

- A beautifully presented family home in a highly desirable location
- Living room with a multi fuel burner
- Space for a dining table with chairs
- Kitchen with fitted appliances & storage
- Three bedrooms, one with a full wall of mirrored wardrobes. Family bathroom
- Workshop with power, lighting & an electric roller door
- Brick store that houses the oil fired boiler
- Rear garden laid to lawn with borders of mature shrubs & flowers
- Off street parking on the drive for multiple cars
- EPC = D

Guide Price £210,000

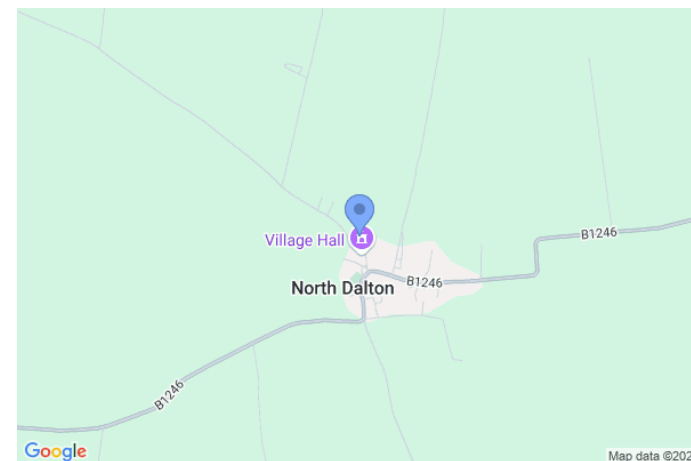
This attractive three-bedroom semi-detached property is located at the end of a quiet cul de sac in the highly desirable village of North Dalton. The current vendors have modernised the property throughout, making it the perfect purchase if you are looking to move in without the need to carry out any work. North Dalton is an idyllic village located 7.5 miles from the market town of Drifffield, 9 miles from the market town of Pocklington and 21 miles from the City of York. The village benefits from the Star Inn which is open 7 days a week and serves food on all days expect a Monday. The Pipe & Glass restaurant which is located in the nearby village of South Dalton has continuously held a Michelin star since 2010 and is an extremely popular dining destination for people in the immediate area and afar. A viewing is highly recommended to fully appreciate everything that this lovely property has to offer.

On entering you will see stairs rising to the first floor, a door straight ahead that opens into the kitchen and a door on the left which opens to the living room. The living room is a good size and is currently being used in two parts. The living area has a multi fuel burner with a stone hearth and timber mantle at its centre, the perfect addition especially in the colder winter months. At the other end of the room there is space for a good sized dining table with chairs. Dual aspect windows provide an abundance of natural light.

The kitchen is located immediately adjacent to the dining area, so if you like the idea of owning a property with an open plan arrangement then the wall between the two has the potential to be removed. The kitchen has been fitted with an L shaped worktop, four ring hob, grill, oven and various storage units. There is space for additional white goods including a dishwasher, washing machine and fridge/freezer. There is shelved pantry cupboard in one corner and a door which gives access to the side garden.

To the first floor there are three bedrooms, one of which has been fitted with a full wall of mirrored wardrobes. A family bathroom comprising bath with shower over, low level w/c, hand basin with storage below, chrome heated towel rail and dual aspect windows completes the internal accommodation.

Externally you will see that the rear garden has been laid to lawn with borders of mature shrubs and flowers. There is a brick built store which houses the four year old oil fired boiler and gardening paraphernalia. There is a workshop to the side of the property that benefits from power, lighting and an electric roller door. There are open fields to the right, so if you like the idea of being able to see livestock from your property then this will surely appeal. There is a drive to the front of the property that can accommodate multiple cars.





A LOVELY THREE BEDROOM FAMILY HOME WITH VIEWS OVER OPEN FIELDS TO THE SIDE



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	72

Address:
Reference: 2379

Environmental Impact (CO ₂) Ra		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	0

Viewing strictly by appointment

Tenure Freehold

Council Tax Band B

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage. Oil fired central heating.



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R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202

Approx. Gross Internal Floor Area 850 sq. ft / 79.06 sq. m
Garage 252 sq. ft / 23.45 sq. m
Outbuilding 36 sq. ft / 3.32 sq. m
Total 1138 sq. ft / 105.83 sq. m

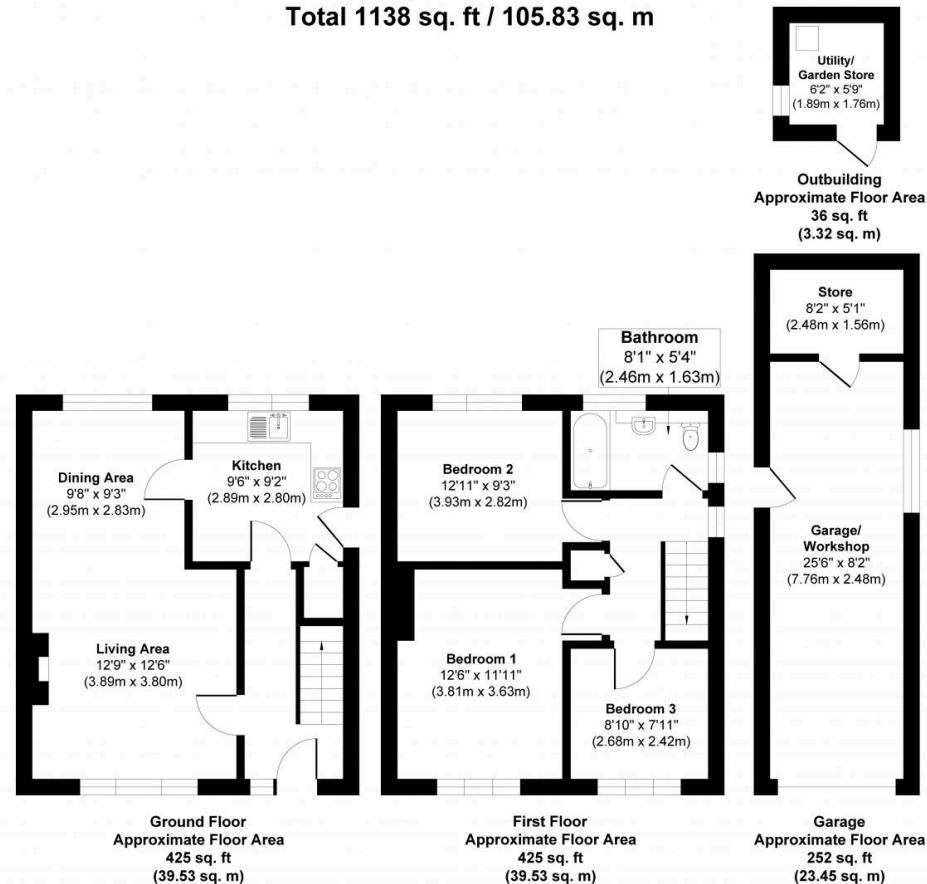


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