

Harriers Croft Dalton Thirsk YO7 3HA

Offers Over £400,000











Accommodation

Nestled away in a peaceful cul-de-sac, this impressive detached house reveals a modern and spacious interior, extending to over 1500 square foot in total.

The house boasts two well-proportioned reception rooms, whilst with five generous bedrooms, there is plenty of space for a variety of purchasers, whether you require guest rooms, a home office, or space for a growing family.

The flexible accommodation is spread over three floors, allowing for a variety of living arrangements to suit your needs. This thoughtful design maximises the use of space, making it easy to adapt the home to your lifestyle.

On the ground floor, there is a spacious entrance hall, offering a cloakroom/WC, stairs rising to the first floor and under stairs storage. There is a good size double aspect living room, which flows to the garden through double doors. There is a dining/family room and stylishly fitted breakfast kitchen, offering a range of modern units and integrated appliances, whilst also incorporating a breakfast bar. The utility room completes the downstairs layout and offers units to match, whilst access is also available to the rear garden. To the first floor there is a good size landing, main bedroom with fitted wardrobes and an ensuite shower room, two further bedrooms (one with fitted wardrobes) and the house bathroom, offering a white three piece suite, including a bath with glazed screen and shower over. On the top floor there is a further small landing and two additional good size double bedrooms, both with eaves storage and flooded with light through large skylights.

Stepping outside, there is an open lawned garden to the front of the house, with a pathway leading to the front door. Driveway parking is available and access to the single attached garage. The rear garden is a real delight, being a good size and fully enclosed, making it ideal for purchasers with pets and children. The garden is mainly laid to lawn, with a paved patio and rear access door to the garage.

The village itself offers ease of access to a number of neighbouring towns, including Thirsk and Ripon, whilst network links including the A1(M), A19 and rail links are readily available. Dalton boasts a highly regarded village pub, whilst primary schools are available in the neighbouring villages.

An internal inspection is essential to appreciate the space and flexible accommodation on offer, with this lovely home.









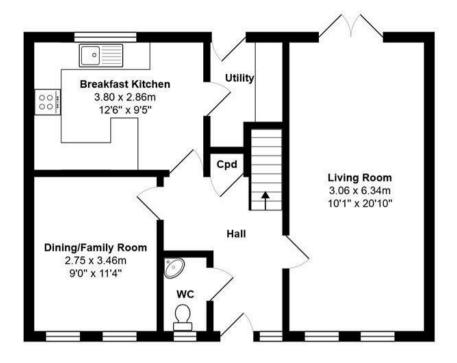








Floorplan



Ensuite

Bedroom 3
2.19 x 2.64m
7'2" x 8'8"

Cpd

Bedroom 2
3.14 x 3.63m
10'4" x 11'11"

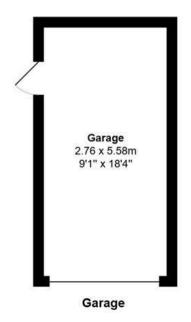
Ground Floor

Bedroom 4
4.67 x 2.83m
15'4" x 9'3"

Bedroom 5
3.24 x 2.74m
10'8" x 9'0"

Second Floor

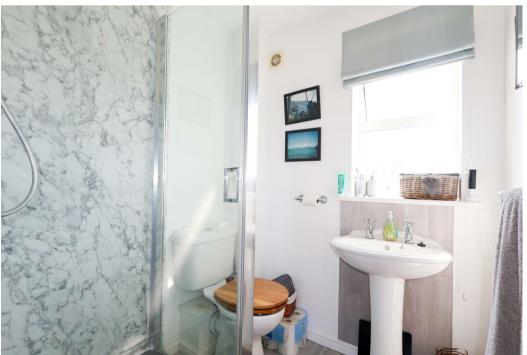
First Floor



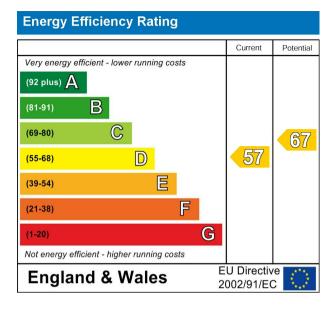


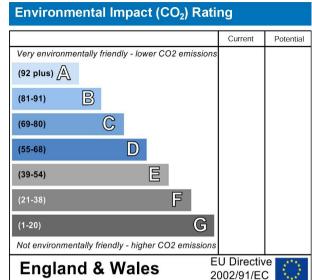












VIEWING BY APPOINTMENT ONLY - 01845 421010 - sales@davislund.co.uk - www.davislund.co.uk

MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller's behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order











