



A beautifully presented three bedroomed detached family home situated in a cul de sac location within the popular village of Dalton. The property benefits from oil fired central heating and Upvc double glazing. The accommodation includes an entrance hall, spacious living room / dining room with log burning stove and French doors leading to the rear garden. The kitchen / breakfast room is fitted with a modern range of wall and base units including an integrated oven and hob. There is also a useful utility room and cloak room / wc. To the first floor there is a master bedroom with fitted sliding door wardrobes and an en suite shower room / wc. There are two further bedrooms and a family bathroom. Externally there is a front garden and long block paved driveway providing ample off street parking and access to the garage with remote door and pedestrian door. There is a lovely rear garden with patio and lawn. The village of Dalton is well positioned for access to A19





- A beautifully presented three bedroomed detached family home
- Kitchen / breakfast room together with separate utility room and cloak room / wc
- Oil fired central heating and double glazing
- Front garden and lovely rear garden with patio and lawn
- Spacious living room / dining room with multi fuel stove and French doors to the rear
- Master bedroom with fitted wardrobes and en suite shower room / wc
- Cul de sac location within a popular North Yorkshire village
- Garage with remote roller door and pedestrian door

#### GENERAL INFORMATION

Tenure: Freehold

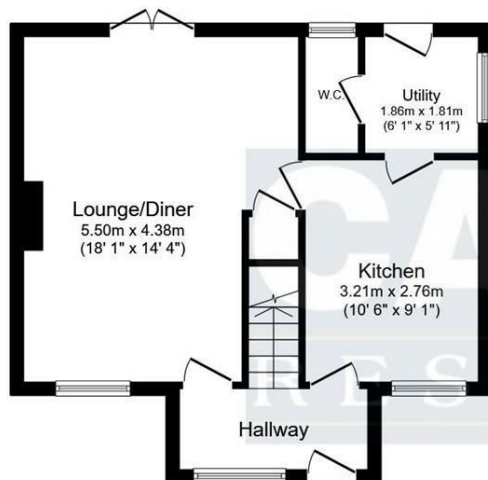
Services: Oil central heating, mains electric, water and drainage

Double glazing

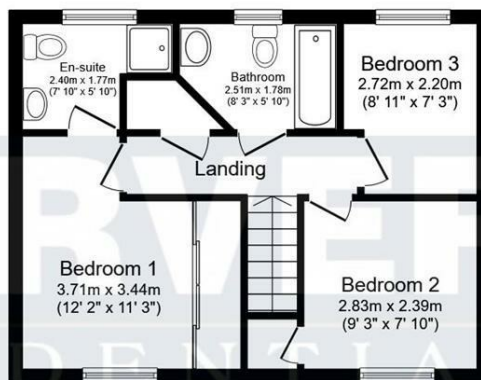
Local Authority: North Yorkshire Band D

Buyer(s) Identification Checks

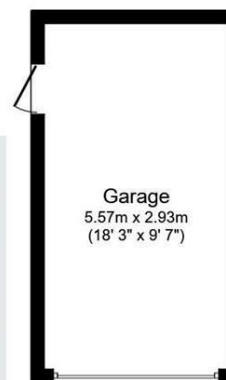
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**Ground Floor**  
Floor area 44.0 sq.m. (474 sq.ft.)



**First Floor**  
Floor area 39.8 sq.m. (429 sq.ft.)



**Garage**  
Floor area 16.1 sq.m. (173 sq.ft.)

**Total floor area: 99.9 sq.m. (1,076 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>80</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            | <b>61</b> |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC |

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MAB 6202



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