

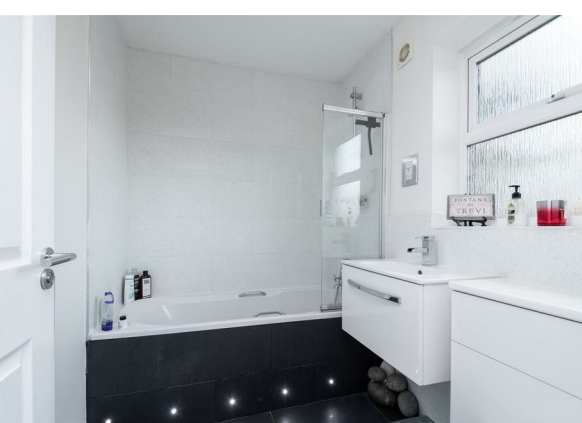
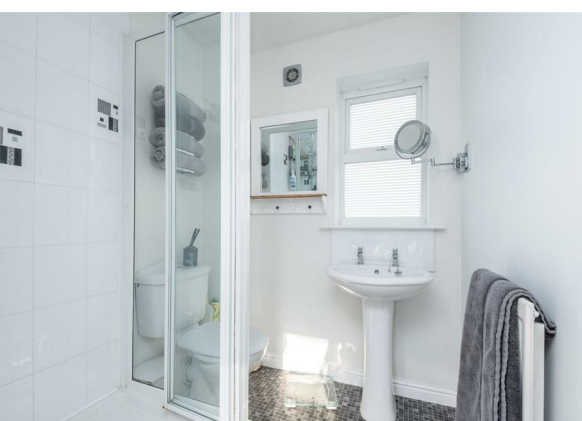


## Harriers Croft, Dalton, Thirsk

### Guide Price £425,000

A fabulous 5 bedroom detached property, featuring flexible living accommodation across 3 floors that include an en-suite shower to the principal bedroom and a luxuriously appointed dining kitchen.

\*\*\* ATTACHED SINGLE GARAGE & ENCLOSED REAR GARDEN \*\*\*



## Property Overview

Originally built in 2006 and significantly upgraded by the current owner, this fabulous 5 bedroom detached property provides flexible living accommodation across 3 floors and includes a reception hall with cloakroom/wc, living room, a stylish dining kitchen (2018), utility room, principal bedroom with en-suite shower room, 4 further bedrooms and a bathroom complemented by an attached garage and an enclosed rear garden.

## Inside

A reception hall with cloakroom/wc and storage cupboard leads off into sitting room with feature fireplace and double doors out into the rear garden and a superbly appointed dining kitchen which was restyled in 2018 to feature stylish kitchen with underfloor heating, curved quartz worktops with dining bar and inset sink unit, Quooker boiling water tap, waste disposal unit, generous storage and integrated appliances to include a touch control induction hob with chandelier suspended hood above, eye-level oven and grill complemented by freestanding appliance space, rear garden views and a useful utility room with further freestanding appliance space leading off.

The first floor landing leads off into a generous principal bedroom with built-in wardrobes and en-suite shower room, 2 further bedrooms and a bathroom.

The second floor landing leads off into 2 flexible bedrooms, both with double glazed skylights and access to under eaves storage space.

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

## Outside

The front garden has been recently landscaped (2020) to provide an attractive low maintenance area that is predominantly paved and provides an additional parking space to complement the driveway at the side of the property, which features an outdoor power socket and provides access into an attached single garage with power and light connected.

The extended rear garden is enclosed and features a lawn and paved and decked seating areas together with a timber built garden shed for storage. There is also a personnel door into the attached single garage.

## 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

D

## Council Tax

E - North Yorkshire Council

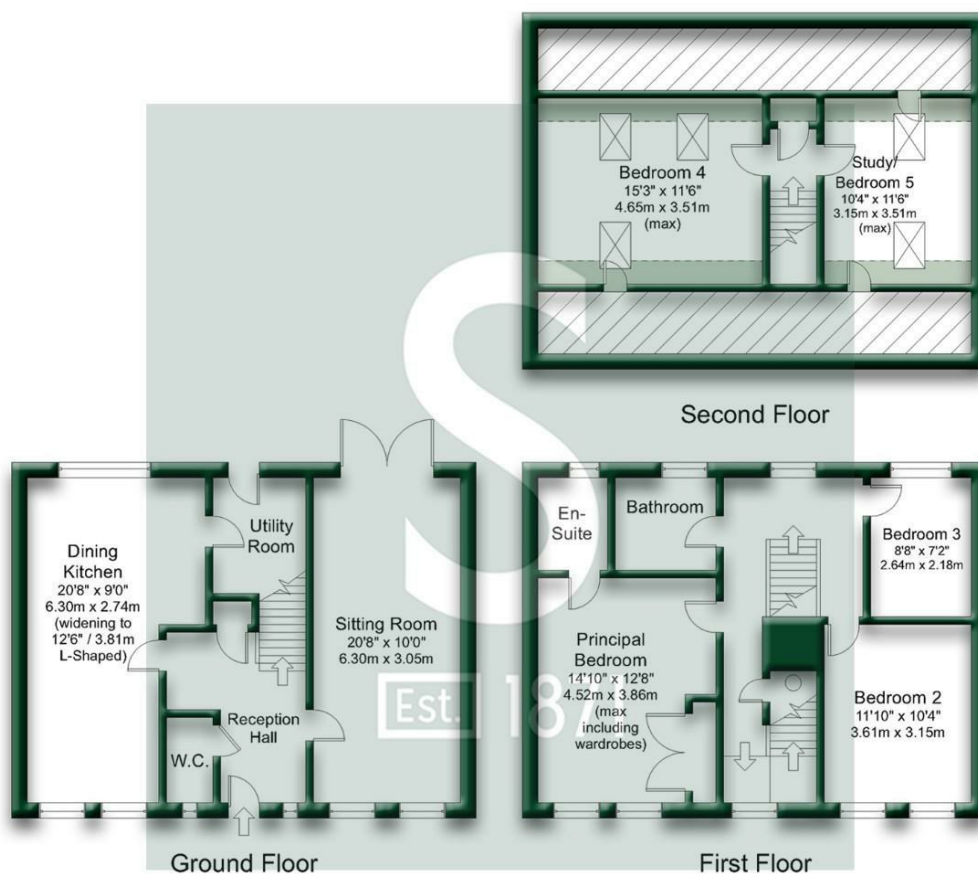
## Current Planning Permissions

No current valid planning permissions

## Viewings

Strictly via the selling agent - Stephenson's Estate Agents, Easingwold





Gross internal floor area excluding Eaves (approx.): 132.6 sq m (1,428 sq ft)

Please Note, The Highlighted Areas Are Below 1.5m in Height & Are Not Included In The Gross Internal Floor Area.

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