

# HUNTERS®

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## Farefield Close

Dalton, YO7 3FD

£465,000



Council Tax:





# 47 Farefield Close

Dalton, YO7 3FD

£465,000



We are pleased to offer this spacious five bedroom detached family home in the popular village of Dalton. The accommodation briefly comprises entrance hallway, living room and open plan dining kitchen, downstairs WC and utility room. Two of the five bedrooms are en suite, and there is a well appointed family bathroom. There is a good sized garden, integral garage and ample driveway parking. Viewing is highly recommended.

## Entrance Hall

Tiled entrance hall with stairs rising to first floor level. Doors off to living room and dining kitchen. Door off to integrated garage.

## Living Room

19'8" x 11'1" (6.01 x 3.387)

With double glazed window to front elevation, and T.V aerial point. The ground floor of the property has underfloor heating throughout in four areas. Living room, Hall, Kitchen dinner, & Utility WC.

## Dining Kitchen

22'10" x 11'11" (6.97 x 3.65)

Fitted with a range of wall and floor mounted kitchen units, with attractive granite work-surfaces over. Incorporated within the units is a dishwasher, fridge/freezer, electric double oven, combination microwave grill and five ring gas hob. Ceramic tiled floor continued into the dining area. Tri-fold doors open to the enclosed rear garden.

## Utility Room

Useful area with plumbing for a washing machine and tumble dryer. Door to rear garden.

## Cloakroom

White suite comprising; wash hand basin and low flush WC.

## First Floor Landing

Galleried style landing with doors off to all bedrooms and house bathroom. Access to loft. Loft has electric point, lighting and is partially boarded.

## Bedroom One

12'6" x 10'11" (3.82 x 3.34)

Double glazed window to front aspect, central heating radiator and door off to en-suite.

## En-suite

White suite comprising; wash hand basin, low flush WC and walk-in shower cubicle.

## Bedroom Two

10'8" x 10'10" (3.26 x 3.32)

Double glazed window to front aspect, central heating radiator and door off to en-suite.

## En-suite

White suite comprising wash hand basin, low flush WC and walk-in shower cubicle.

## Bedroom Three

10'8" x 9'9" (3.26 x 2.98)

Double glazed window to rear garden and central heating radiator.

## Bedroom Four

14'6" x 9'11" (4.44 x 3.04)

Double glazed window to front elevation and central heating radiator. Velux window.

### Bedroom Five

8'3" x 6'7" (2.53 x 2.02)

Currently used as a home office. Double glazed window to front elevation and central heating radiator.

### House Bathroom

Fitted with white suite comprising; wash hand basin, low flush WC and panelled bath with shower and glass screen over.

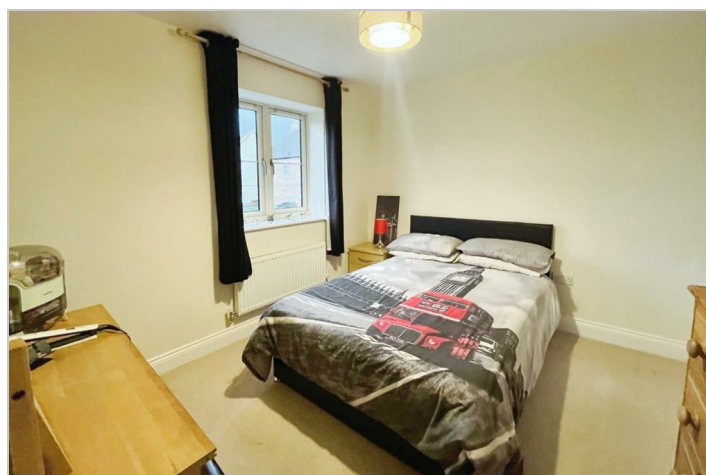
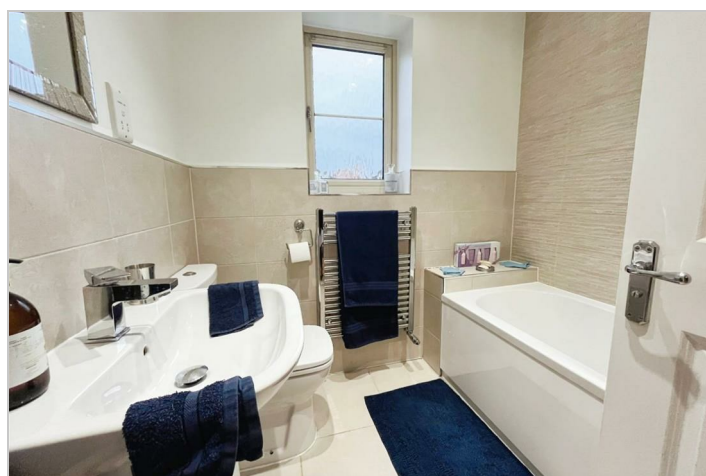
### Driveway and Garage

Block-paved driveway providing private parking for vehicles, leading to integrated double garage with light and power. The Garage has an electrically operated door that comes with two key fobs for remote control.

### Gardens

Lawned garden to the front bordering the driveway. South facing garden.

Gated access to the side leading to the fully enclosed rear garden. The rear garden is mainly laid to lawn with an attractive patio area and raised flower bed.



Road Map



Hybrid Map



Terrain Map



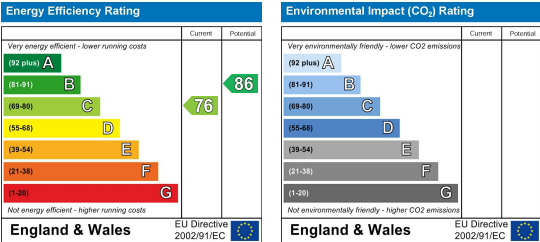
Floor Plan



Viewing

Please contact our Hunters Thirsk Office on 01845 440044 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.