

JW James Winn
Estate Agents



Springholm, Dalton, YO7

Asking Price: £250,000

Springholm, Dalton, Thirsk, North Yorkshire, YO7

James Winn are delighted to bring to the market in excellent condition is this two-bedroom semi-detached bungalow. Located in Dalton, the property is ideally located within walking distance to local green spaces, and a range of local amenities.

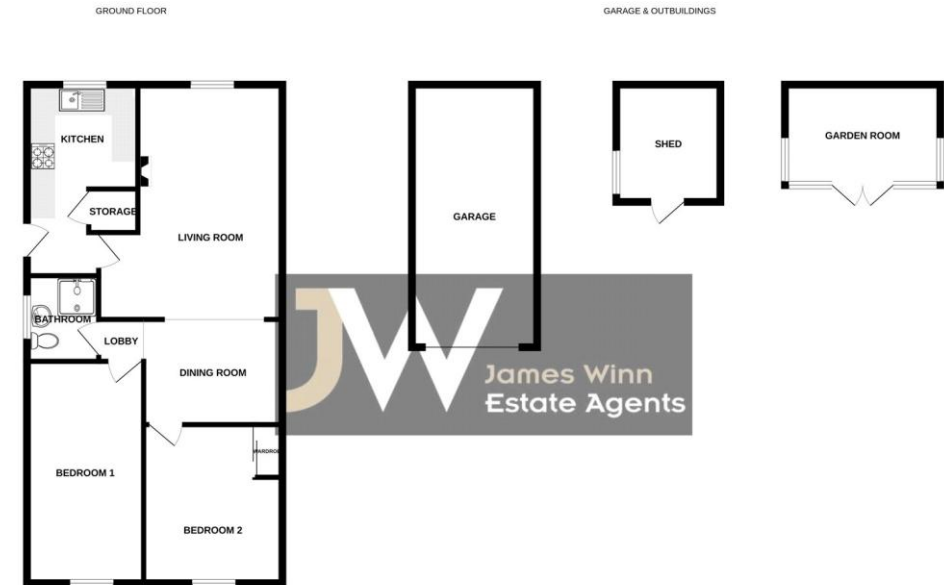
The internal accommodation consists of a recently refitted kitchen, living room, two double bedrooms one with and a family bathroom.

Externally you have a mature rear garden with an even proportion of patio space and the rest gravel, with 2 outbuildings & a garage just a short walk away from the property.

The property further benefits from driveway parking for multiple cars, viewing is highly recommended.

Council Tax Band C - North Yorkshire

EPC Rating - E



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Situation:

Dalton is a small and attractive rural village positioned approximately four miles south of the popular market town of Thirsk, set within the heart of the North Yorkshire countryside. The village enjoys a peaceful setting surrounded by open farmland and gently undulating rural landscapes, offering an idyllic environment for those seeking a quieter pace of life.

Despite its tranquil feel, Dalton benefits from excellent accessibility, lying close to the A168 which provides convenient links to the wider regional road network, including the A19 and A1(M), making it well suited for commuting across North Yorkshire and beyond.

Nearby Thirsk offers a comprehensive range of everyday amenities including independent shops, supermarkets, cafés and leisure facilities, along with a mainline railway station providing regular services to York, Leeds and London.

The surrounding area is renowned for its natural beauty, with easy access to both the North York Moors National Park and the Yorkshire Dales, making it ideal for walking, cycling and outdoor pursuits.

Dalton itself has a strong rural character, with a small community and a mix of traditional and modern properties, making it an appealing choice for buyers looking to combine countryside living with convenient access to nearby towns and transport links.

Directions:

From Thirsk Market Place, proceed south-west out of the town centre, following signs for Topcliffe and the A168.

Continue onto Topcliffe Road and join the A168, travelling south for approximately 2–3 miles through open countryside.

Turn left signposted for Dalton (Dalton Lane). Follow Dalton Lane into the village.

On entering Dalton, continue along the lane which becomes Back Lane, where the property is located. The property will be found within this small rural setting, with surrounding detached homes and farmland.

The Accommodation Comprises**Kitchen:****2.57 x 4.43**

Lino, radiator, side door, worktops, cupboards, double glazed window, built in appliances, tiled splashbacks, storage cupboard with boiler.

Living/Dining Room:**3.35 x 5.44**

Laminate flooring, double glazed windows, 2x radiators, log burner.

Bedroom 2:**3.89 x 2.93**

Laminate flooring, radiator, double glazed window, fitted wardrobe.

Bedroom 1:**2.71 x 5.14**

Laminate flooring, radiator, double glazed window.

Bathroom:**1.76 x 1.99**

Lino, W/C, basin, shower, towel radiator, double glazed window, tiled walls.

External**Front:**

Lawn, plants, concrete path, cobblestone driveway for 2 vehicles.

Side:

Concrete & decking walkway to side door & garden.

Back:



Patio, gravel, flower beds, log store, access to shed & garden room.

Garage:

2.90 x 6.09

Concrete floor, lights, power, concrete driveway in front with parking for 2 vehicles.

Outbuildings:

Shed 2.41 x 2.72 Garden Room 3.60 x 2.33

Shed - Lights, power, 2 windows, door.

Garden Room - Lights, power, double doors, 4 windows.

Material Information:

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains provided electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: YES

PARKING ARRANGEMENTS: Driveway & Garage

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here

<https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: No

MOBILE PHONE SIGNAL: No known issues.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Clauses:

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		