

**JW** James Winn  
Estate Agents



**Chapel Garth, Dalton, YO7**

Asking Price: £170,000

# Chapel Garth, Dalton, Thirsk, North Yorkshire, YO7

\*\* AUCTION \*\* GUIDE PRICE £170,000

James Winn are delighted to bring to the market this three-bedroom end terrace home. Located on Chapel Garth 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 large entrance hall, living/dining room, kitchen, utility room, three bedrooms and a bathroom.

Externally you have low maintenance front & rear gardens with an even proportion of patio space and the front laid lawn, with a garage & greenhouse. Viewing is highly recommended.

Council Tax Band B - North Yorkshire

EPC Rating - TBC



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:**

Chapel Garth is located within the village of Dalton, approximately four miles south of Thirsk, in the heart of rural North Yorkshire. The village enjoys a peaceful countryside setting while remaining conveniently placed for access to the A168 and A19, making it well suited for commuting to Thirsk, Northallerton and York. Dalton is a well-established and friendly village surrounded by open farmland and attractive rural scenery, offering a quieter pace of life with good connectivity. Dalton benefits from local amenities, nearby primary schooling and easy access to Thirsk's range of independent shops, cafés, supermarkets and mainline rail station with services to York and London. Chapel Garth itself is a residential cul-de-sac comprising mainly family homes and modern village properties, popular with buyers seeking a balance between countryside living and accessibility.

**Directions:**

From Thirsk Market Place, proceed south-west along Westgate and continue onto Topcliffe Road/A61. After approximately 2 miles, turn right signposted for Dalton. Continue into the village and follow the road through Dalton before turning into Chapel Garth, where postcode YO7 3HU is located.

The journey is approximately 4 miles and takes around 10 minutes by car, offering an easy route from Thirsk town centre into the surrounding North Yorkshire countryside.

**The Accommodation Comprises****Entrance Hall:****1.64 x 2.59**

Radiator, front door, double glazed window.

**Living/Dining Room:****4.44 x 4.68**

2x radiators, double glazed window, fire place.

**Kitchen:****2.36 x 4.44**

Lino, double glazed window, cupboards, sink, oven, tiled splashbacks, understairs cupboard, pantry.

**Utility Room:****2.39 x 2.13**

Double glazed window, back door, radiator, tiled flooring, cupboards, worktops, sink, free standing appliances.

**Stairs & Landing:****3.08 x 1.68**

Banister & 2x storage cupboards.

**Bedroom 1:****3.38 x 3.60**

Radiator, double glazed window, fitted wardrobes.

**Bedroom 2:****3.08 x 2.28**

Radiator, double glazed window, fitted wardrobes.

**Bedroom 3:****2.19 x 2.99**

Radiator, double glazed window, fitted wardrobes.

**Bathroom:****1.65 x 2.37**

Lino, W/C, basin, shower, radiator, 2x double glazed windows, tiled walls.

**External****Front:**

Block paved driveway, lawn, bushes.

**Side:**

Sidepath to garage & garden.

**Back:**

Patio, greenhouse, shed, oil tank, trees.

**Garage:**

Concrete floors, side door, single glazed window, lights & power.



**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: Garage & Driveway

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: N/A

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.

**Mortgage & Financial Services:**

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it ).Minimum age 18.