

Cumbrian Properties

Yew Tree House, Dalston



Price Region £435,000

EPC-C

Detached property | Sought after village location
3 reception rooms | 4 bedrooms | 2 bathrooms
Courtyard style garden | Garage and parking

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2/ YEW TREE HOUSE, TOWNHEAD ROAD, DALSTON

An opportunity to purchase a well-appointed double fronted four bedroom, two bathroom detached family home situated in the centre of Dalston with local amenities on your doorstep. The spacious property comprises of reception hall, lounge, Thwaites dining kitchen, utility room, study and cloakroom. First floor Master bedroom with en-suite bathroom and fitted wardrobes, two further double bedrooms – both with built in storage, single bedroom and family bathroom. Low maintenance private courtyard style garden, off street parking for two vehicles and single garage. Dalston is a highly sought after village location with its own primary and secondary schools, church, village hall and local shops. Early viewing is highly recommended to fully appreciate all that this property offers.

The accommodation with approximate measurements briefly comprises:

RECEPTION HALL (15'9 into bay window x 13') Currently utilised as a dining area with double glazed bay window, two radiators, wood flooring, understairs storage cupboard and coving to ceiling. Staircase to the first floor and doors to lounge, dining kitchen and study.

LOUNGE (16'2 into bay window x 13'4) Coal effect gas fire set on a tiled hearth with decorative surround. Coving to ceiling, radiator and double glazed bay window.



RECEPTION HALL



LOUNGE

STUDY (10'4 x 9'10) A range of fitted book cases, radiator, two double glazed windows – one with shutters.



STUDY

3/ YEW TREE HOUSE, TOWNHEAD ROAD, DALSTON

DINING KITCHEN (18'3 max x 12'7 max) Fitted kitchen incorporating a 1.5 bowl stainless steel sink with mixer tap, tiled splashbacks, electric Neff oven and grill, four burner gas hob with extractor hood above, integrated microwave and plumbing for a dishwasher. Double glazed window and UPVC door to the rear garden. Two radiators, panelled ceiling with spotlights, wood flooring and doors to utility and inner hallway.



DINING KITCHEN

INNER HALLWAY Built in pantry and door to cloakroom.

CLOAKROOM Two piece suite comprising of WC and vanity unit wash hand basin. Tiled flooring, radiator and double glazed frosted window.

UTILITY ROOM (10'7 x 5'4) Wall and base units, stainless steel sink, plumbing for washing machine, space for tumble dryer, Worcester combi boiler, tiled flooring, radiator and double glazed window. Door to rear garden and integral door to the garage.



CLOAKROOM

INTEGRAL GARAGE With power and lighting.

FIRST FLOOR Split level landing with sky lantern, two double glazed velux windows and doors to bedrooms and family bathroom.

4/ YEW TREE HOUSE, TOWNHEAD ROAD, DALSTON



FIRST FLOOR LANDING

BEDROOM 1 (18'6 max to under eaves x 12'8) A range of fitted wardrobes, built in cloaks cupboard, beamed ceiling, two double glazed velux windows and double glazed window to the rear. Door to en-suite.



BEDROOM 1

EN-SUITE BATHROOM (11' x 5'4) Four piece suite comprising of boarded shower cubicle, wash hand basin, WC and panelled bath. Tiled splashbacks, double glazed velux window, beamed ceiling, wood effect flooring and heated towel rail.



EN-SUITE BATHROOM

BEDROOM 2 (13'4 x 12') Built in wardrobe and cloaks cupboard, radiator and double glazed window to the front.

BEDROOM 3 (11'9 x 9'10) Built in cloaks cupboard, radiator and double glazed window to the front.

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BEDROOM 2



BEDROOM 3

BEDROOM 4 (10'8 max x 10'8 max) Radiator and a feature double glazed oriel window.

FAMILY BATHROOM (9' x 8'5) Four piece suite comprising of fully tiled shower cubicle, panelled bath, vanity unit wash hand basin and WC. Heated towel rail and two double glazed windows.



BEDROOM 4

OUTSIDE Low maintenance paved front garden with floral borders and mature trees and plants. To the rear of the property is a paved courtyard style garden with garden shed, outside water tap, fruit trees, external electrical socket and gate providing pedestrian access to a gravelled driveway which provides parking for two vehicles leading up to the single garage. A second gate provides access to the front of the property.



REAR OF PROPERTY

6/ YEW TREE HOUSE, TOWNHEAD ROAD, DALSTON

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band E

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