

# HUNTERS<sup>®</sup>

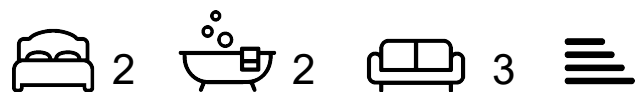
HERE TO GET *you* THERE



## Dalton Bridge

Dalton, Thirsk, YO7 3HP

Offers In Excess Of £185,000



Council Tax: A





# 23 Dalton Bridge

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## Dalton Bridge Park

Dalton Bridge Park is an exclusive residential park in North Yorkshire offering homes for sale to those over 50 years in age. This peaceful and picturesque park is set in beautiful countryside within easy reach of Thirsk, Northallerton and York. Residential parks offer a high standard of living with private space and security, together with a low maintenance, low cost living.

### Entrance Hall

Double glazed door opening into the hallway. Door off to utility room.

### Utility Room

Useful space with plumbing for washing machine. Window to side elevation.

### Inner Hall

Doors off to living area, bedrooms and house bathroom.

### Living Room

18'11" x 17'3" (5.79 x 5.28)

Open plan living and dining space with door off to the kitchen and sun room. Dual aspect with double glazed windows to both sides. Doors opening to the Sun room.

### Sun Room

9'8" x 18'11" (2.97 x 5.79)

A bright and inviting room with two French doors opening to the large deck. Further double glazed windows allow ample natural light.

### Kitchen

9'3" x 10'0" (2.82 x 3.05)

Fully fitted kitchen with integrated fridge and freezer, single oven with gas hob and extractor over and single bowl sink and drainer unit. Attractive tiling to splashback. Double glazed window to side aspect.

### Bedroom One

12'9" x 9'3" (3.91 x 2.82)

With fitted wardrobes, double glazed window to the side aspect and central heating radiator. Door off to en-suite.

### En-suite

White suite comprising; wash hand basin, low flush WC and corner shower unit. Double glazed window to side aspect.

### Bedroom Two

10'9" x 9'3" (3.28 x 2.82)

With fitted wardrobes, double glazed window to the side aspect and central heating radiator.

### Office

9'3" x 5'2" (2.82 x 1.60)

Useful space suitable for office space or occasional bedroom. Double glazed window to side aspect and central heating radiator.

### Bathroom

White suite comprising; wash hand basin, low flush WC and panelled bath. Double glazed window to side aspect.

### Externally

Situated on a fully enclosed plot with parking for several cars and lawned garden. The lodge benefits

from a large deck which spans three sides with outlook over surrounding countryside and the parks gardens.

### Park Fees

Site fees apply in the region of £3,500 pa . We are advised by the vendor (15/5/24) that Site fees cover the waste treatment (sewerage) plant and maintenance of the plant, park upkeep and maintenance, road maintenance, park lighting, landscaping, contribute to future landscaping and feature developments and the annual payment to the local authority for a site inspection as the park is a "protected site" due to it's residential licence.



### Road Map



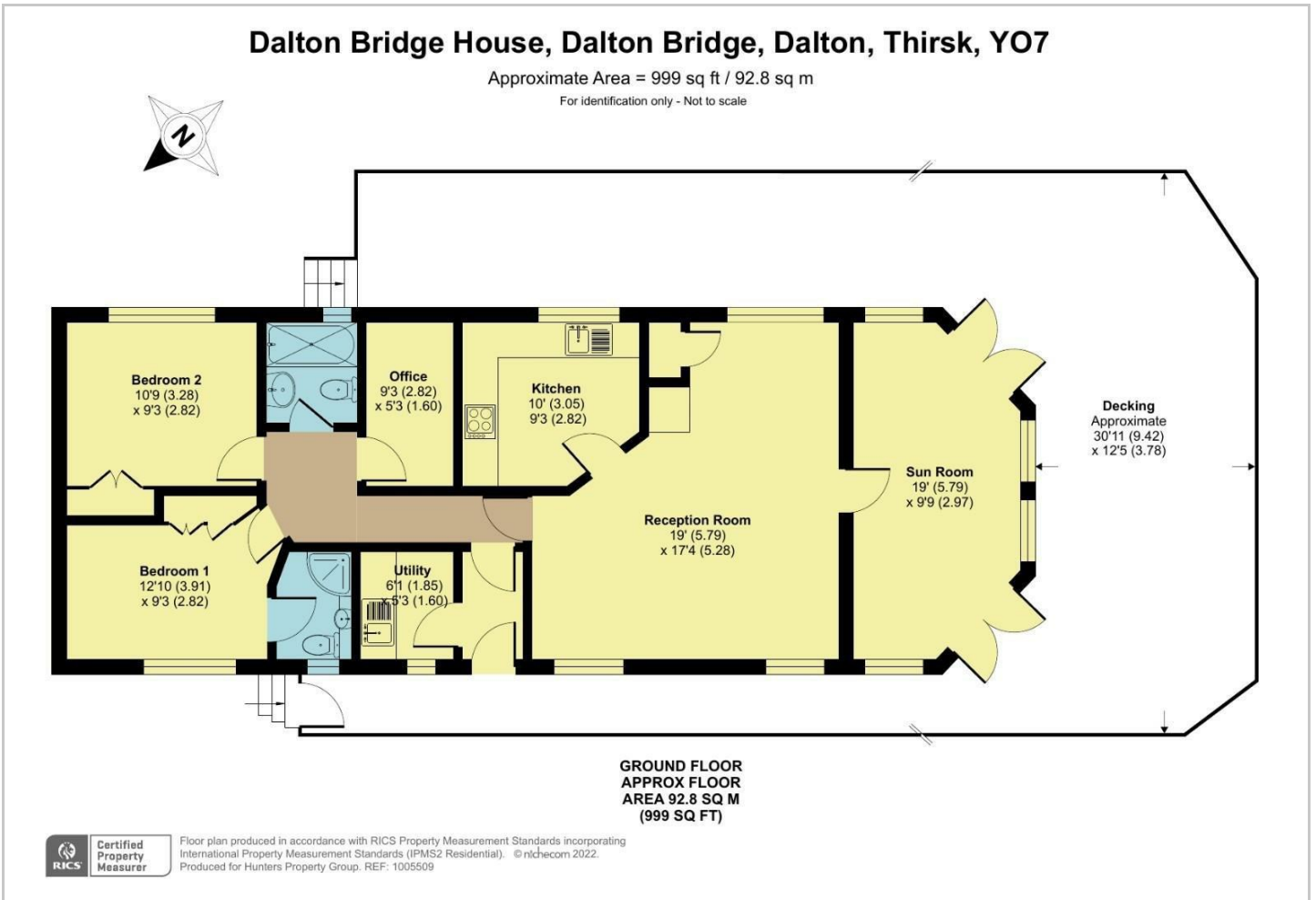
### Hybrid Map



### Terrain Map



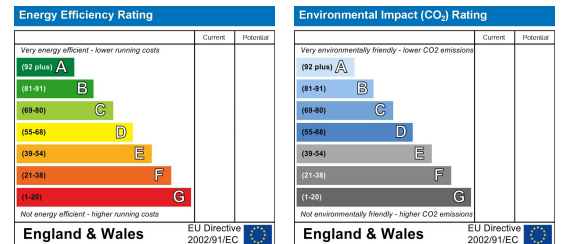
### Floor Plan



### 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.