

HUNTERS®

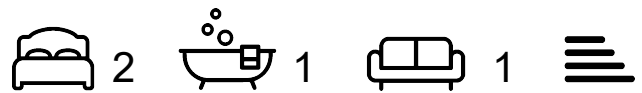
HERE TO GET *you* THERE



Dalton Bridge

Dalton, Thirsk, YO7 3HP

Offers Over £190,000



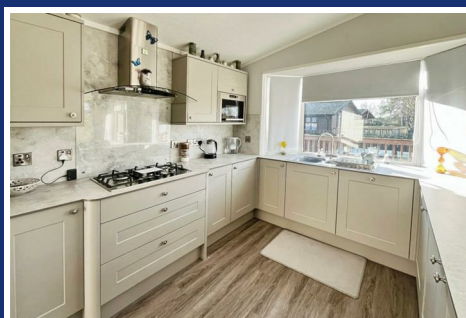
Council Tax: A



26 Dalton Bridge Park Dalton Bridge

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Offers Over £190,000



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.

Exceptional two bedroom lodge standing in a fully enclosed plot. The lodge is immaculately presented and briefly comprises; open plan living space with doors opening to the surrounding deck; separate utility with WC; two bedrooms (both with fitted cupboards) and house bathroom. Externally the lodge boasts a large deck and enclosed lawned garden. Viewing a must to fully appreciate the quality of finish and idyllic situation.

Living Area

19'4" x 17'0" (5.90 x 5.20)

Upvc door opening into the open plan living space. The room has a bright and pleasant outlook with double glazed windows overlooking the enclosed garden. Contemporary log burner on glass hearth. Laminate wood flooring throughout

Kitchen

Fitted with a range of wall and floor mounted units with matching compressed laminate work-surfaces and breakfast bar. Appliances include; gas hob, electric oven, integrated fridge/freezer dishwasher and microwave/grill.

Hallway

Doors off to all rooms.

Utility

6'5" x 5'5" (1.97 x 1.66)

Useful space housing plumbing for washing machine. Compressed laminate work-surface with cabinet space under for storage. wash hand basin on vanity and low flush WC.

Bedroom One

10'7" x 9'5" (3.24 x 2.88)

Double bedroom with window to side aspect. Overhead cupboard space and central heating radiator.

Bedroom Two

9'4" x 8'4" (2.87 x 2.55)

With built-in storage cupboard, window to side aspect and central heating radiator.

Dressing Room

Fitted with a range of hanging and shelving space. Central heating radiator.

Bathroom

9'8" 7'8" (2.95 2.34)

White suite comprising; wash hand basin on vanity, low flush WC, walk-in shower cubicle with rainfall shower and free standing bath. Obscure glazed window to side and extractor fan.

Garden

The lodge stands in a generous plot with gated parking to the rear. Lawned garden with mature hedging and wooden fencing to the side and front aspects. A wooden deck surrounds two sides of the lodge providing an ideal space for enjoying a sunny afternoon.

Site Fees

Tel: 01845 440044

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

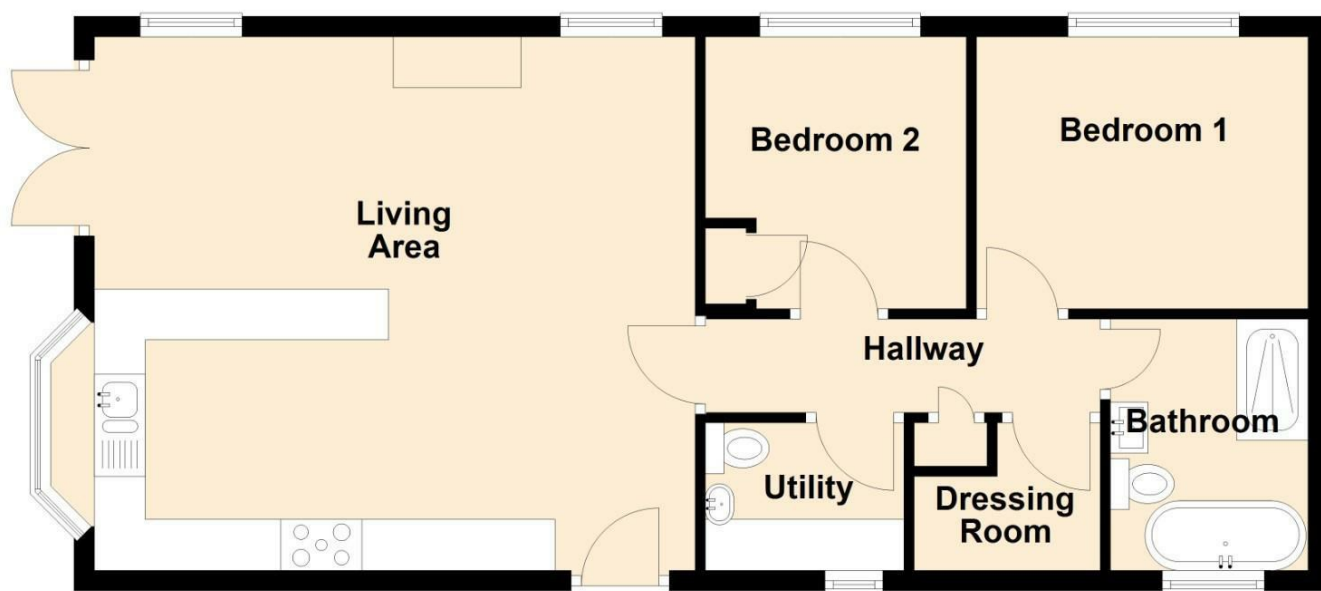


Terrain Map



Floor Plan

Ground Floor



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.