

HUNTERS®

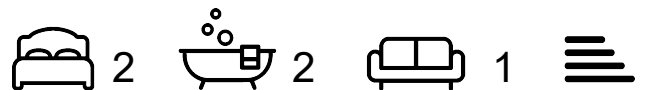
HERE TO GET *you* THERE



Dalton Bridge

Dalton, YO7 3HP

Asking Price £200,000



Council Tax: A



20 Dalton Bridge House Dalton Bridge

Dalton, YO7 3HP

Asking Price £200,000



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.

Living Area

A most inviting and comfortable living space with windows to three aspects and two sky lights ensuring plenty of natural light. Two sets of French doors open to the large deck with a side entrance door providing further access. Feature gas stove on elevated hearth and built-in shelving to the sitting area.

Kitchen

Fitted with an attractive and modern kitchen comprising of a range of wall and floor mounted units with matching work-surfaces and kitchen island. Incorporated within the units is an electric double oven, wine cooler, fridge freezer, dishwasher and washing machine. Double glazed window to the side aspect.

Bedroom One

A spacious room with French doors (complete with shutters) opening to the deck. Large walk-in wardrobes and door to en-suite.

En-Suite

White suite comprising; wash hand basin on vanity, low flush WC and walk-in shower with glass tiled enclosure. Large store cupboard housing recently fitted LPG heating boiler.

Bedroom Two

Good sized second room with twin beds. Double glazed window to side and two sky lights ensure plenty of natural light. Built-in wardrobe and central heating radiator.

En-suite

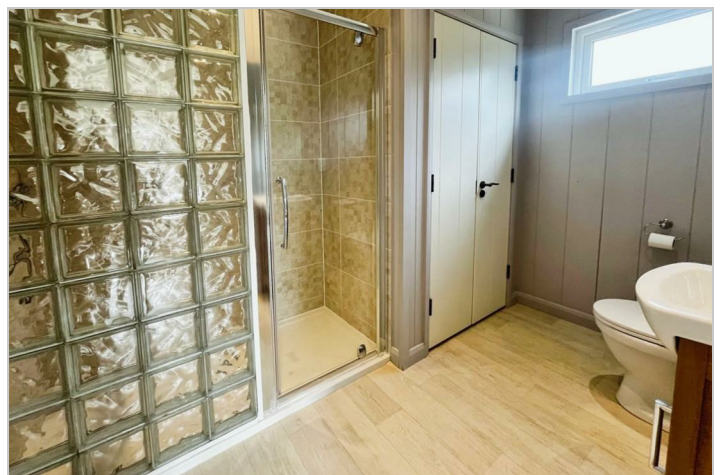
Fitted with white suite comprising; wash hand basin, low flush WC and panelled bath with shower over.

Externally

Situated on a fully enclosed plot with parking for several cars and recently seeded lawned garden. The lodge benefits from a large deck which spans two 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.



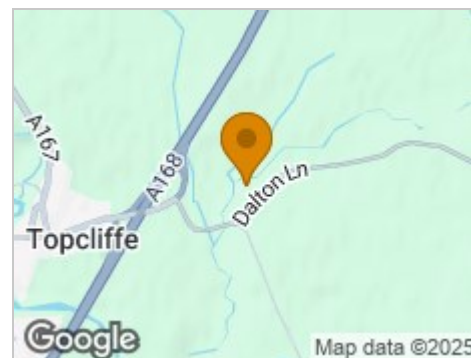
Road Map



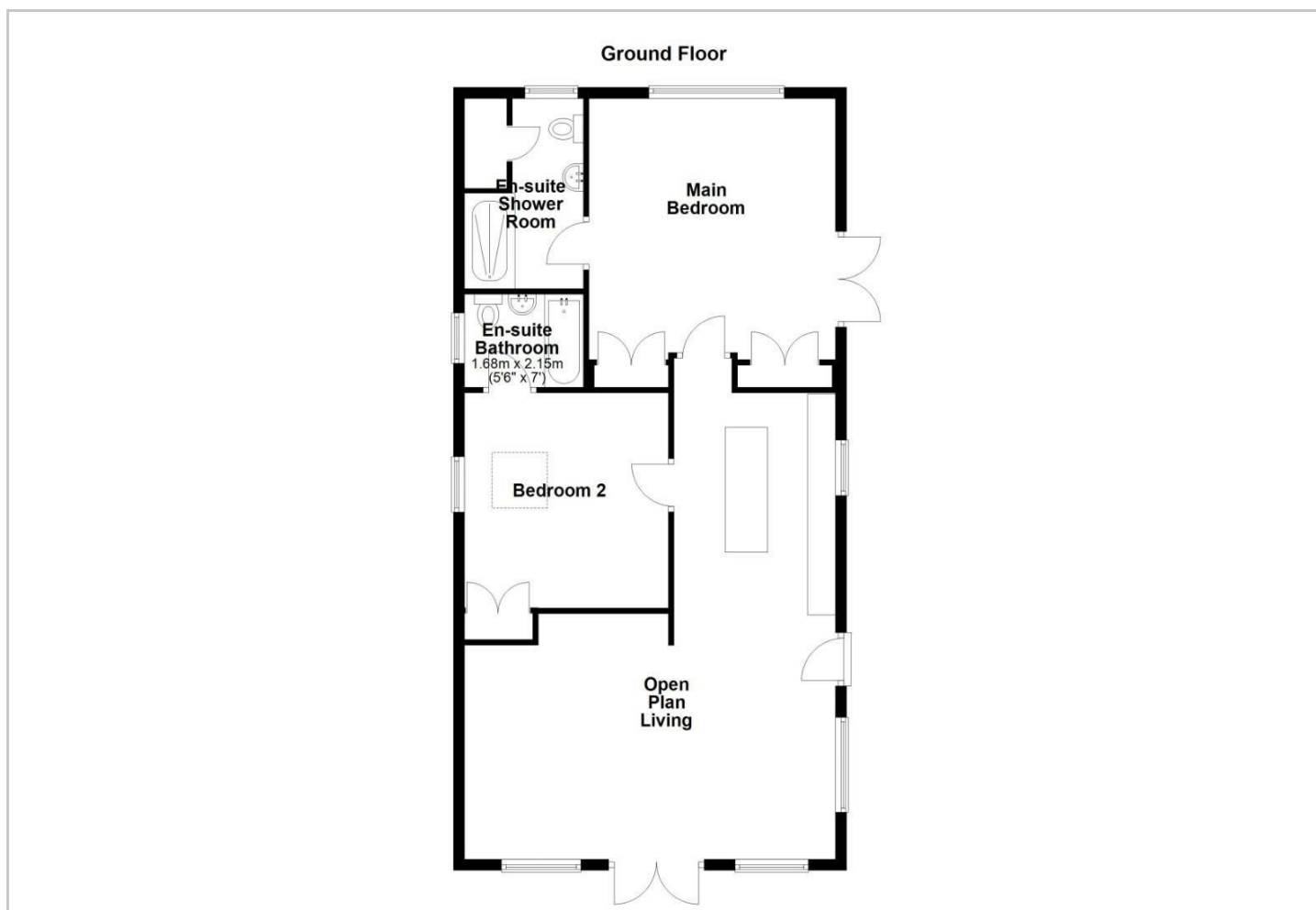
Hybrid Map



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.

48a Market Place, Thirsk, YO7 1LH

Tel: 01845 440044 Email: thirsk@hunters.com <https://www.hunters.com>