

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Dalton Bridge Park

Dalton, Thirsk, YO7 3HP

Asking Price £139,999



Council Tax: A



# 7 Dalton Bridge Park

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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 low maintenance, low cost living. Dog friendly with excellent walking routes nearby.

Exceptional three bedroom lodge standing in a fully enclosed, low maintenance plot. The lodge is immaculately presented and briefly comprises; open plan living space with doors opening to the surrounding deck; three bedrooms (all with fitted wardrobes) and house shower room. Externally the lodge boasts a large deck and enclosed gravelled garden. Viewing a must to fully appreciate the quality of finish and idyllic situation.

## Living Area

A most inviting and comfortable living space with windows to three aspects ensuring plenty of natural light. French doors open to the deck with a side entrance door providing further access. Feature electric fireplace and laminate wood flooring.

## Kitchen

Fitted with a range of wall and floor mounted units, complete with matching work-surfaces. Appliances include a single electric oven, sink and drainer unit, gas hob with extractor over and integrated fridge and freezer. Space for washing machine

## Inner Hall

Doors off to bedrooms and house shower room.

## Bedroom One

9'3" x 8'10" (2.84 x 2.71)

With double glazed window to side aspect, built-in wardrobes and central heating radiator.

## Bedroom Two

9'3" x 7'2" (2.84 x 2.20)

With double glazed window to rear aspect, built-in wardrobe and central heating radiator.

## Bedroom Three

Double glazed window to side elevation, built-in wardrobe and radiator.

## Shower Room

Fitted with a modern white suite comprising; wash hand basin, low flush WC and walk-in shower unit.

## Outside

The lodge occupies a fully enclosed and low maintenance plot, with two sheds, gravelled garden areas and a large sun deck spanning the side and front.

## Park Fees

Site fees apply in the region of £2,700 pa . We are advised by the vendor (10/11/2025) 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.

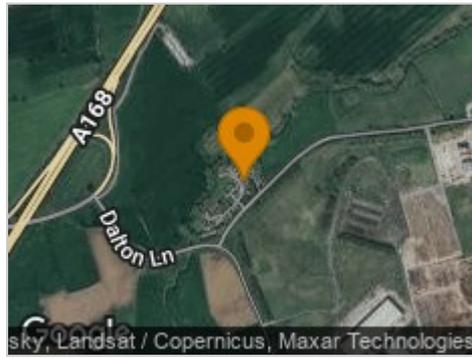
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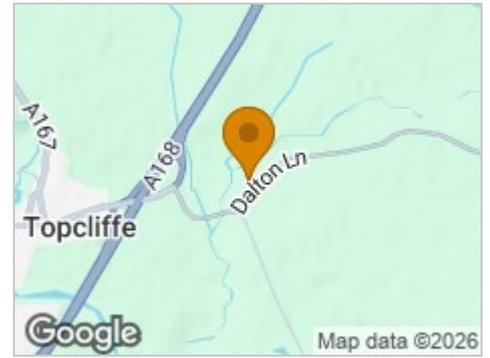
Road Map



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.