

# HUNTERS®

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## Dalton Bridge

Dalton, Thirsk, YO7 3HP

Asking Price £189,950



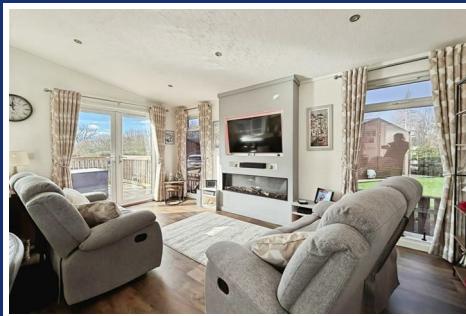
Council Tax: A



# 21 Dalton Bridge House Dalton Bridge

Dalton, Thirsk, YO7 3HP

Asking Price £189,950



## 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

19'6" x 17'0" (5.96 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 park grounds. Contemporary media wall with electric flame effect fire, space for TV and media consoles. Wood effect flooring throughout.

## Kitchen

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

## Hallway

Doors off to all rooms and store cupboard.

## Bedroom One

10'7" x 9'4" (3.23 x 2.87)

Double glazed window to side aspect, built-in wardrobes with mirrored sliding doors together with matching dressing table, bedside cabinets and overhead cupboards. Central heating radiator.

## Bedroom Two

9'5" x 8'4" (2.88 x 2.56)

Double glazed window to side aspect, range of fitted wardrobes and central heating radiator. The room is currently utilised as a laundry room.

## Bedroom Three

9'4" x 7'8" (2.87 x 2.34)

Double glazed window to side aspect and central heating radiator.

## Bathroom

White suite comprising; wash hand basin on vanity, corner low flush WC and panelled bath with shower over.

## Shower Room

Recently modernised and fitted with a white suite comprising; wash hand basin on vanity, corner low flush WC and shower in cubicle. Attractive shower boarding to walls.

## Outside

The lodge stands in a generous plot with gated parking to the front. A lawned garden runs to the side and rear with raised beds carefully planted with a selection of plants and shrubs, an attractive summer house and wooden garden shed. Wooden decking to the front and side of the lodge providing an ideal space for enjoying a sunny afternoon.

## Site Fees

Site fees apply in the region of £2,733 pa. We are advised by the vendor (16/02/2026) 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.



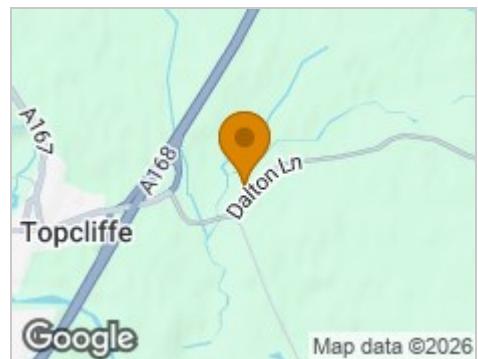
## Road Map



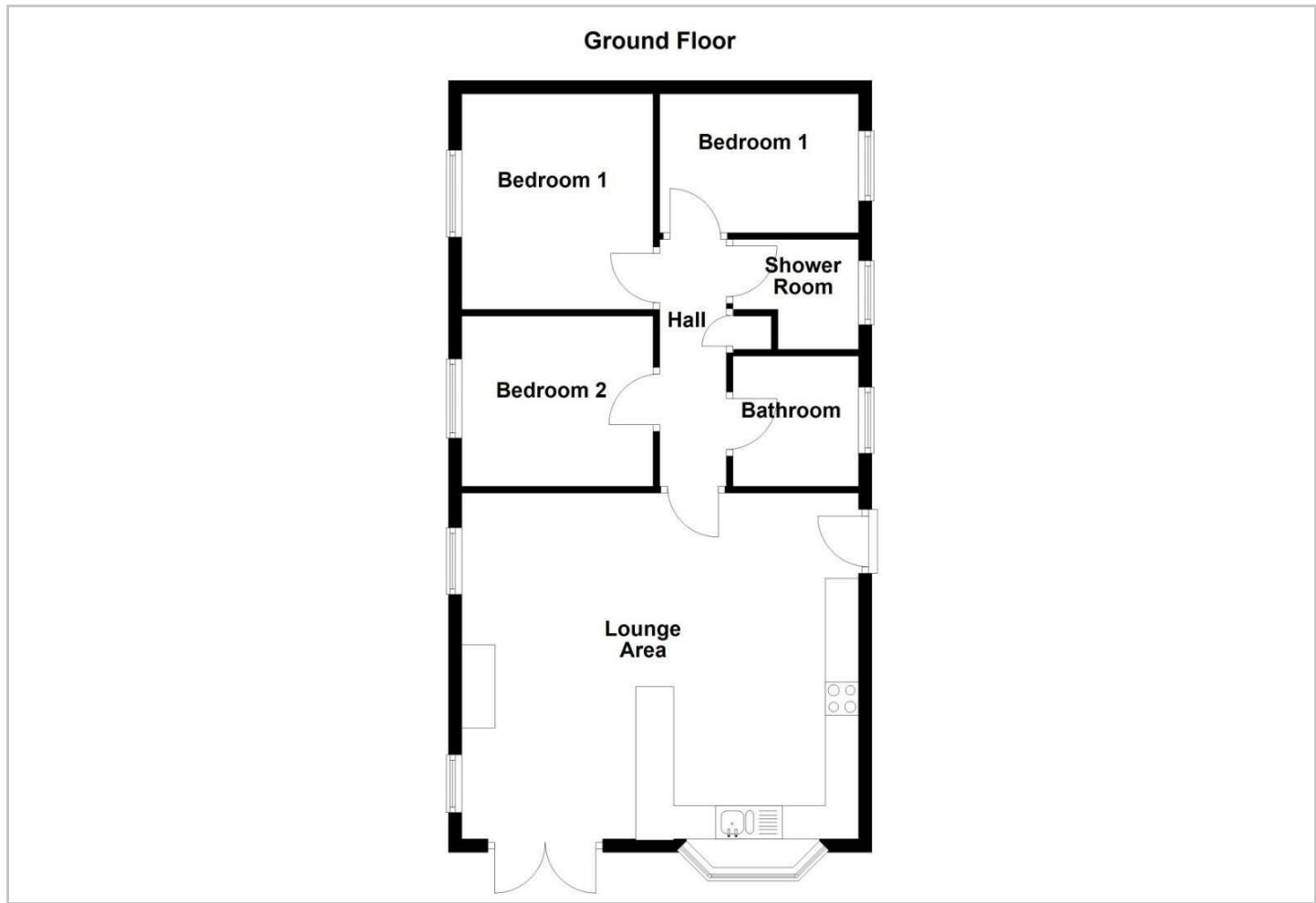
## Hybrid Map



## 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.