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Dalton

Thirsk, North Yorkshire, YO7 3HP

Asking Price £160,000

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Council Tax: A





Dalton Bridge Park Dalton

Thirsk, North Yorkshire, YO7 3HP

Asking Price £160,000





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.

The Lodge

2007 Advent Tarragon measuring 40ft x 20ft externally.

This two bedroom residential lodge boasts exceptional gardens and pleasant views to surrounding countryside. The lodge briefly comprises; open plan living and kitchen area, two double bedrooms (master with dressing room) and modern shower room. With decking to two sides and carefully landscaped gardens surrounding. Viewing essential to fully appreciate the position and size of garden on offer.

Entrance Hall

With doors off to the living area, bedrooms and shower room.

Living Area

A bright and welcoming space which boasts a picturesque outlook over the lodges garden, the parks green and countryside beyond. With windows to three aspects and a large sky light ensuring plenty of natural light. French doors open to the large deck. A feature log burning stove stands on a granite stove.

Kitchen Area

Fitted with a range of wall and floor mounted units, completed with granite work-surface and tiled splash-backs. Appliances include a single electric oven, sink and drainer unit and electric hob with extractor over. Space for washing machine and fridge freezer. A good sized pantry cupboard provides walk-in storage for appliance and food storage. Air conditioning unit.

Bedroom One

Double room with window to rear elevation, built-wardrobes and central heating radiator.

Dressing Room

With built-in dressing table and a range of hanging and storage space. Window to front aspect and radiator.

Bedroom Two

Double glazed window to rear aspect and central heating radiator. Built in wardrobe, drawers and over head cupboards.

Shower Room

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

Gardens

Occupying a large and private plot with garden to all sides. The space has been carefully landscaped to provide a low maintenance outdoor space with areas to enjoy the sun throughout the day. Comprising of; raised beds, patio areas and an ornate pond with flowing water feature.

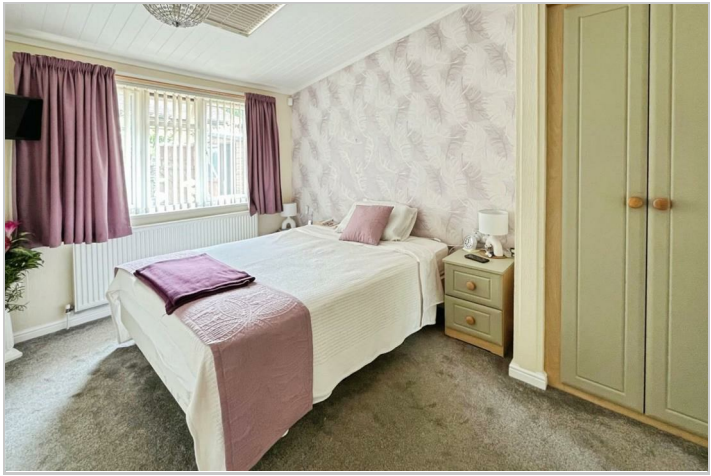
Within the garden area there is a greenhouse, two wooden sheds and wood store.

Site fees apply in the region of £3,500 pa . We are advised by the vendor 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.

Anti Money Laundering Regulations - Thirsk

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.









Road Map



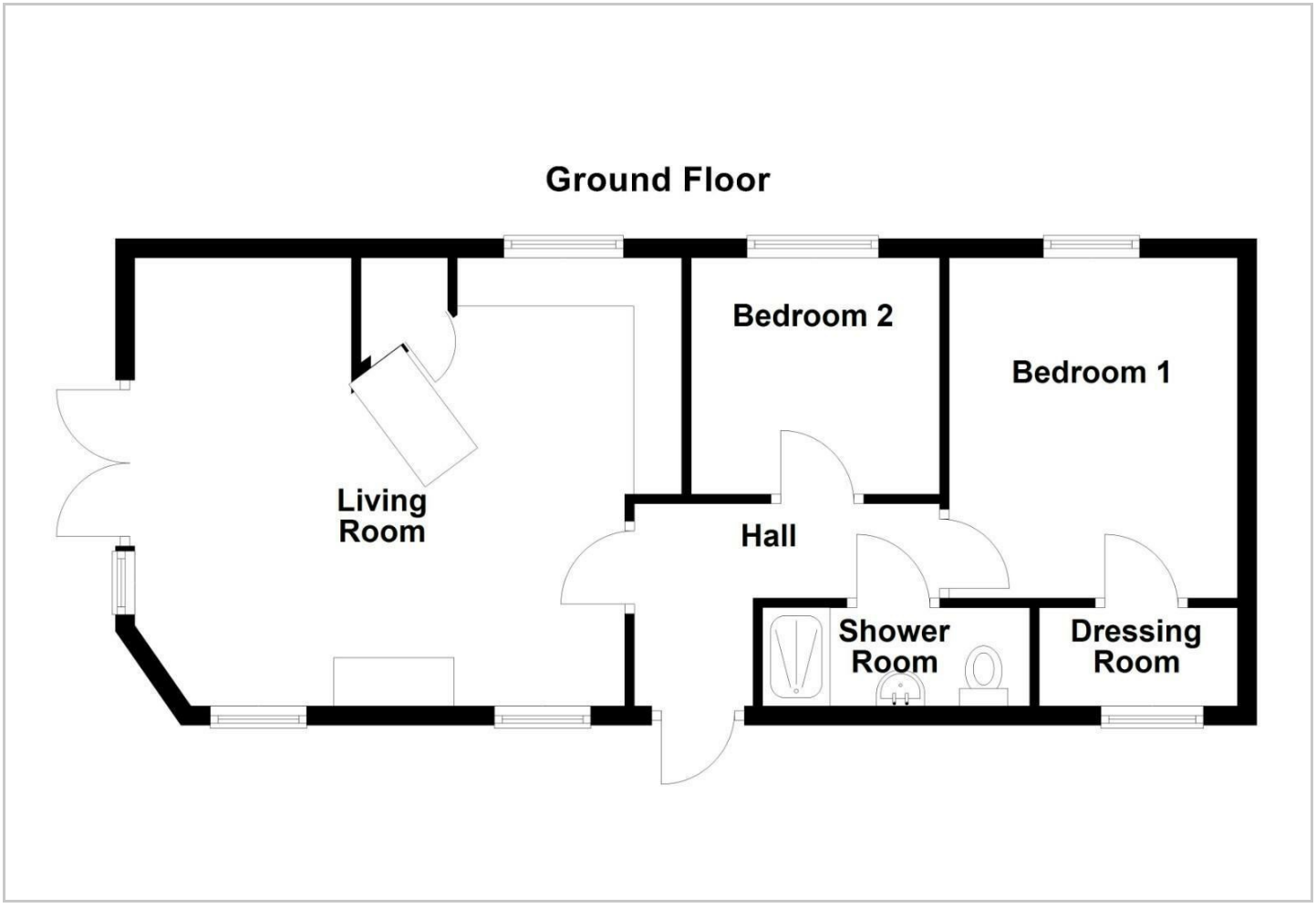
Hybrid Map



Terrain Map



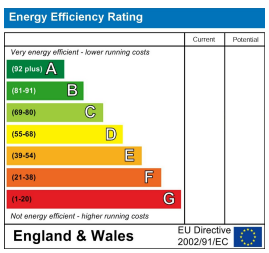
Floor Plan

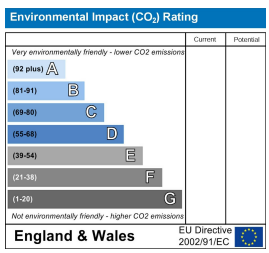


Viewing

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.

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