HUNTERS®

HERE TO GET *you* THERE



Dalton Bridge

Dalton, Thirsk, YO7 3HP

Asking Price £175,000

2 2 1

Council Tax: A





22 Dalton Bridge House Dalton Bridge

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Living Area
19'5" x 24'9" (5.94 x 7.55)
Glazed Upvc door from the deck opens into the open plan living space. The room enjoys a pleasant outlook over the garden, surrounding countryside and park grounds. With double glazed windows and patio doors opening to the deck. Contemporary LPG fire with surrounding storage and display unit.

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

Hallway
Doors off to bedrooms and bathroom.

Bedroom One
9'1" x 9'6" (2.78 x 2.91)
Window to side elevation. Useful 'cabin style' storage cupboards. Large walk-in wardrobe and en-suite.

En-suite
Fitted with wash hand basin, low flush WC and corner shower unit. Double glazed window to side aspect.

Bedroom Two
5'6" x 6'10" (1.7 x 2.1)
Window to side elevation.

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

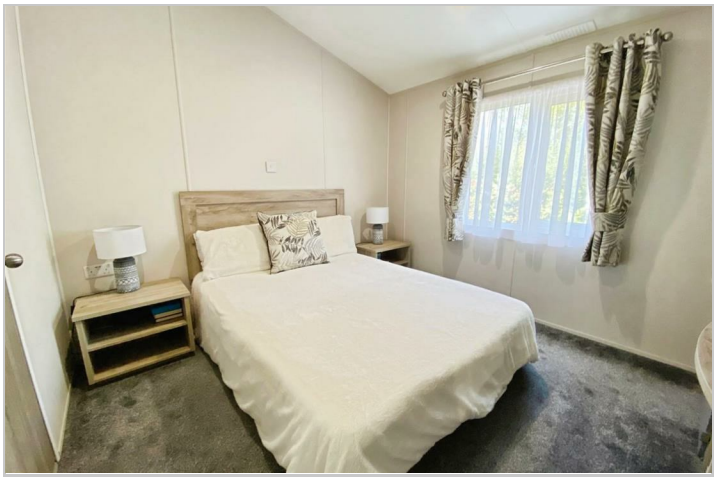
Externally
The lodge stands in a large landscaped plot with wooden fencing enclosing. Mainly laid to lawn with flower borders and seating area. The raised deck is a particular feature with access from the living area and enjoying open views to surrounding countryside. Gated vehicular access to the parking area to the rear of the property leading to private parking for several vehicles.

Site Fees
Site fees apply in the region of £3751.20 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.

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



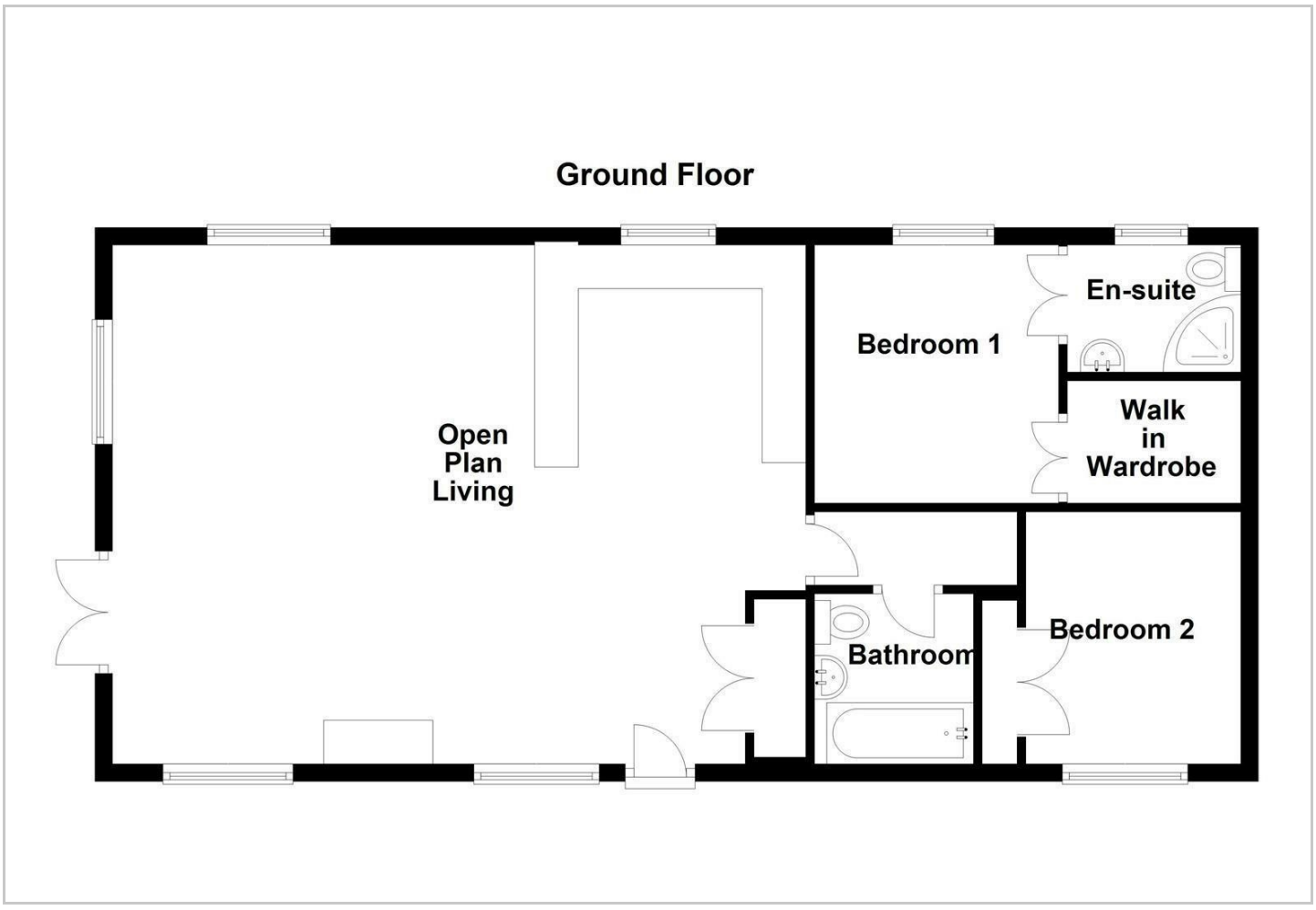
Hybrid Map



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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