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Estate Agents



Bumble Bee Lodge Staithes Caravan Park

Staithes Lane Staithes, TS13 5AD

£120,000



If you are looking for your ideal 2nd home close to the coast, with a woodland setting then Bumble Bee Lodge really does set itself apart from its competitors, not only location but price and features...

What a fabulous position Bumble Bee Lodge is located within, with a woodland feel this lodge is immaculately presented throughout and within close proximity of the historical fishing village of Staithes. A short walk into the 'old' village with its own parking, benefiting from central heating, an open plan lounge/kitchen, a double bedroom, twin bedroom and a further single bedroom this lodge really does offer everything as a home from home...

Providing a really cosy feel at a price which is simply amazing for the area, you really need to view this property to appreciate the value!
The property will be available on a Freehold basis, although there is an annual maintenance charge for the park of £2500 per annum. Cannot be used as a holiday let/business, but can be used as a second home, the park closes between 11th January to 27th February and there is no council tax to pay.



Tenure: Freehold, although there is an annual maintenance charge of £2500pa.

Council Tax: Exempt

EPC: Exempt.

Lounge/Kitchen Area 22'6" x 17'3" (6.86m x 5.28m)

A large open plan lounge/kitchen area with Oak effect laminated flooring, 2 x uPVC windows providing plenty of natural light to the room, there is plenty of relaxing space top the lounge and preparation area for the kitchen. A cupboard for storage to the living area and hallway to bedrooms and bathroom.

To the kitchen area there is a modern fitted kitchen finished with a range of wall and base units with light grey shaker style doors and drawer fronts, wood effect worktops with matching upstands, stainless steel sink/drainer and chrome mixer tap, plumbing for washing machine, ceramic hob with stainless steel splashback and matching hood, electric oven underneath, downlights and double radiator, uPVC door to the rear of the property.

Bathroom 6'7" x 6'0" (2.01m x 1.83m)

Wood effect vinyl flooring, white modern 3-piece bathroom suite with electric shower over and glass screen, part tiled walls, downlights and extractor with radiator and uPVC window to the side aspect.

Bedroom One 12'10" x 10'1" (3.93m x 3.09m)

A spacious double bedroom with carpet to the floor, single radiator and uPVC window to the front aspect.

Bedroom Two 9'8" x 7'6" (2.95m x 2.30m)

Currently used as a twin bedroom with carpet to the floor, uPVC window to the rear aspect and single radiator.

Bedroom Three 9'0" x 7'7" (2.75m x 2.32m)

A well proportioned single bedroom with carpet to the floor, uPVC window to the rear aspect and single radiator.

Externally

Front.

To the front is a small lawned area.

Side.

Concreted driveway for up to two cars.

Rear.

Small passageway overlooking woodland.

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

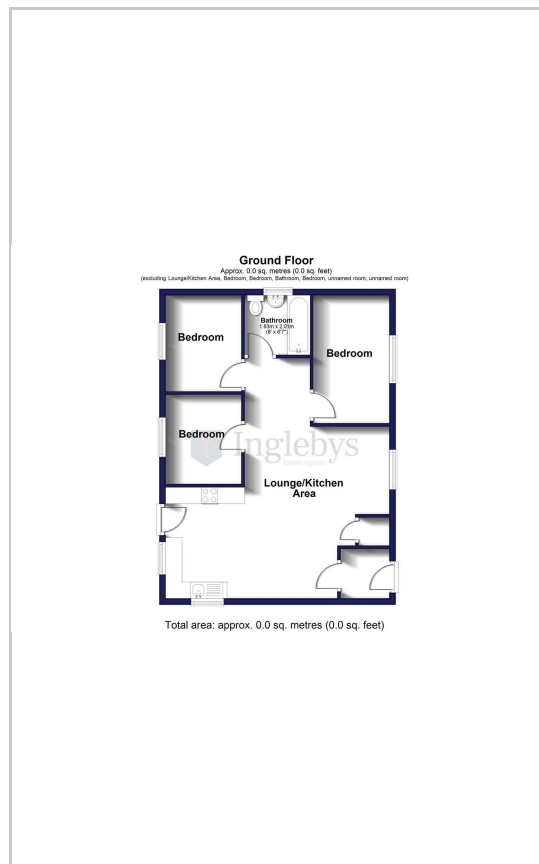
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Area Map



Floor Plans



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |