



Village Farm, Bilton Lane, Harrogate, HG1 4DL

- Two double bedrooms with built-in wardrobes
- Generous wrap-around plot
- Popular residential park home development
- Viewing highly recommended
- Has additional external insulation fitted
- Spacious lounge diner with log burning stove
- Private driveway with parking for two vehicles
- Well maintained throughout
- NO ONWARD CHAIN

Guide Price £145,000



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DESCRIPTION

A well-presented two double bedroom park home occupying a generous wrap-around plot within the popular Bilton Park development. Offering spacious accommodation throughout, ample off-street parking and attractive outdoor space, this is an excellent opportunity for those looking to downsize into a peaceful residential setting.

The accommodation briefly comprises an entrance hallway giving access to a fitted kitchen, house bathroom and two double bedrooms, both benefiting from built-in wardrobes. To the rear is an impressive lounge diner, providing a bright and spacious living area centred around a charming log burning stove, creating a warm and inviting focal point.

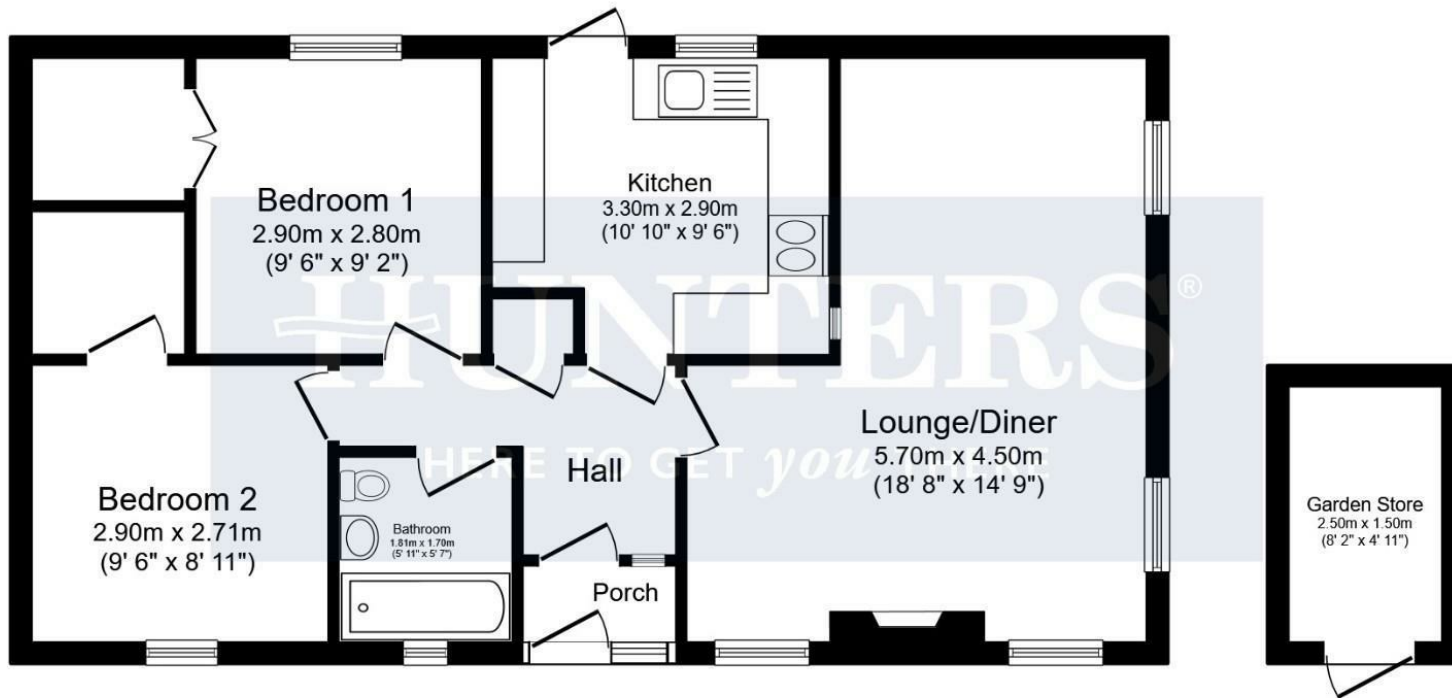
Externally, the property enjoys a generous wrap-around plot with well-maintained gardens offering plenty of space to relax and entertain. There is also a useful garden store and a private driveway providing off-street parking for two vehicles.

The property is situated on the well-regarded Bilton Park residential park home site and is subject to the site rules under the Mobile Homes Act 1983. Please note the park is for residential use and pets are not permitted.

Early viewing is highly recommended to fully appreciate the space, setting and lifestyle this superb park home has to offer.







Floor Plan

Outbuilding

Total floor area 64.6 sq.m. (695 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Viewings

Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

Tenure: Residential Park Home (Mobile Homes Act 1983 Agreement)
 Ground Rent (Pitch Fee): £218.75 per calendar month, payable one month in advance
 Ground Rent Review: Next review due 1 April 2027
 Council Tax: Band A
 Utilities: Gas and electric charges are billed separately and are not included within the ground rent.
 Pets: Please note the park rules do not permit dogs.
 Parking: Parking is available within the designated parking areas. Commercial vehicles are not permitted.
 Occupancy: Residential use only. Business or commercial activities require the park owner's written consent.
 Site Rules: The property is subject to the Bilton Park site rules, including restrictions relating to pets, external fires, certain planting and outbuildings.

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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