

HUNTERS[®]

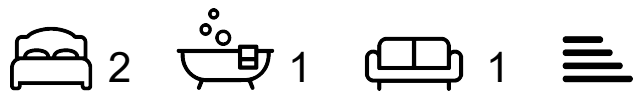
HERE TO GET *you* THERE



Nidderdale Lodge Park

Knaresborough, HG5 0TX

Guide Price £99,000



5 Nidderdale Lodge Park

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Kitchen Dining Room

17'0" x 8'3" (5.20 x 2.54)

Range of wall and base mounted units with working surfaces over with inset stainless steel sink unit with mixer tap, gas cooker with extractor hood over, plumbing for washing machine, tall fridge freezer, tiled walls, UPVC double glazed window to front elevation. UPVC double glazed bay window to side elevation, radiator, storage cupboard, glazed double doors to:

Living Room

18'9" x 10'9" (5.73 x 3.30)

UPVC double glazed bay window to side elevation, radiator, fire place, TV point, UPVC double glazed sliding doors to rear elevation, door to:

Inner Hallway

Storage cupboard, doors to:

Bedroom One

12'1" x 9'6" (3.70 x 2.90)

UPVC double glazed window to side elevation, fitted bedroom suite to include wardrobes and drawers, radiator.

Bedroom Two

9'6" x 8'0" (2.90 x 2.45)

UPVC double glazed window to side elevation, radiator, range of fitted wardrobes, drawers and dressing table.

Bathroom

White suite comprising shower cubicle with glazed screen and shower over, low level WC, wash hand basin with cupboards under, chrome

heated towel rail, extractor fan, tiled walls, UPVC double glazed window to front elevation.

EPC

Not required.

Material Information

Tenure Type; Leasehold

Leasehold Years remaining on lease; N/A

Site Quarterly Fee: £430 approx.

Council Tax Banding; A

EPC: Not Required

OFFERED FOR SALE WITH NO ONWARD CHAIN. An opportunity to purchase a spacious and well maintained two double bedroom park home for the over 50's, on the highly regarded Nidderdale Lodge Park with river views and attractive gardens. The property is situated in a sought-after location with easy access to the A59 and the wide-ranging amenities of offer in Knaresborough.

The spacious accommodation comprises: Open plan dining kitchen with bay window and cupboard housing newly fitted combi boiler, spacious lounge with bay window and sliding doors to the terrace seating area, inner hallway, two double bedrooms and shower room.

To the outside are attractive gardens with a lawn area with mature flower beds, seating terrace area, useful storage and parking for one car with further visitor parking. An early viewing is highly recommended.

- NO ONWARD CHAIN
- Spacious open plan dining kitchen
 - Two double bedrooms
- Attractive gardens & terrace seating
- Sought after development for the over 50's
 - Lounge with doors to terrace seating
- Great views & position within the development
 - Allocated parking space
- Easy access to Knaresborough High Street
 - Early viewing highly recommended



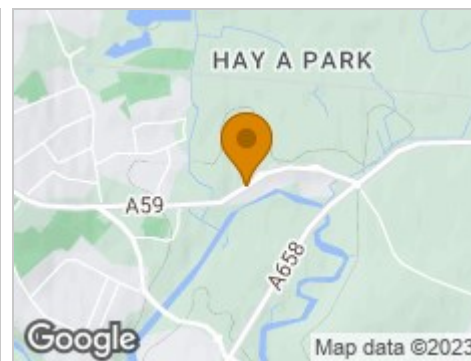
Road Map



Hybrid Map

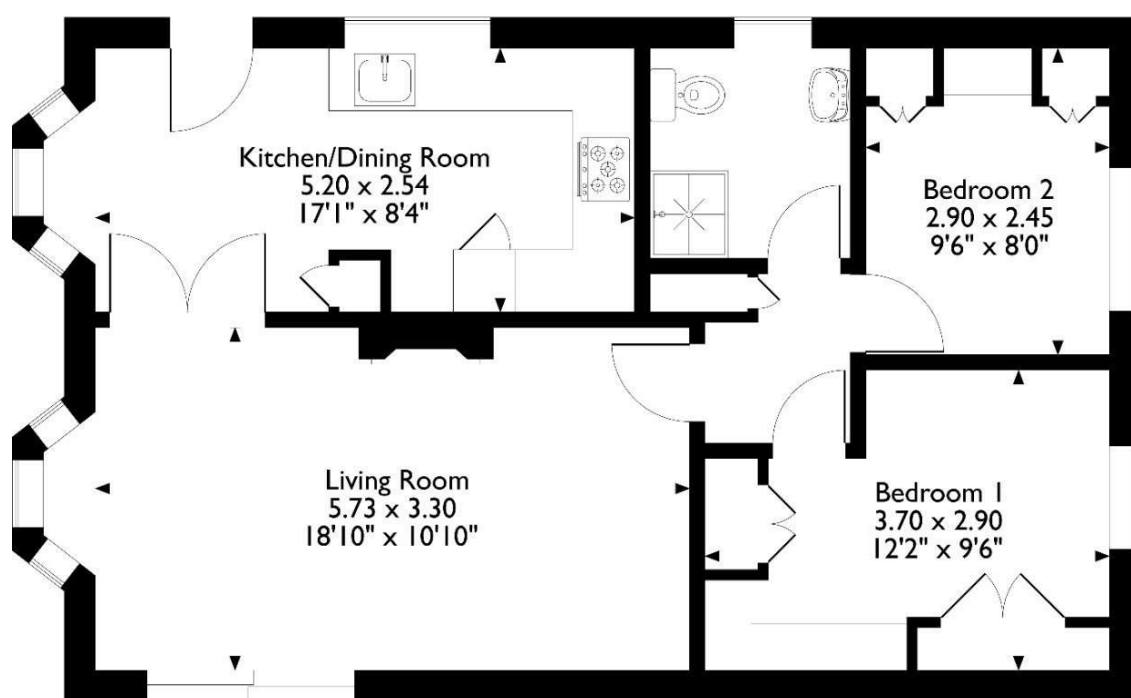


Terrain Map



Floor Plan

5 Nidderdale Lodge Park, Knarborough, North Yorkshire Approximate Gross Internal Area 59 Sq M/635 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

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.