

# HUNTERS®

HERE TO GET *you* THERE



## Bilton Park Village Caravan Park

Bilton Lane, Harrogate, HG1 4DL

Council Tax: A

Guide Price £100,000



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## Hallway

Access via UPVC entrance door, three storage cupboards, doors to:

## Kitchen / Diner

12'0" x 11'5" (3.68 x 3.50)

Modern range of wall and base mounted units with working surfaces over with inset stainless steel sink unit and mixer tap, inset gas hob with extractor hood over, built in oven and microwave, integrated dishwasher and under counter fridge, space for table, radiator, UPVC double glazed windows to side elevations, through to:

## Lounge

11'7" x 11'5" (3.55 x 3.50)

UPVC double glazed window to front elevation, double glazed sliding doors to side elevation, fire place, radiator, TV point.

## Bedroom One

11'5" x 8'5" (3.50 x 2.57)

UPVC double glazed window to side elevation, fitted bedroom suite, radiator.

## Bedroom Two

9'5" x 6'8" (2.88 x 2.04)

UPVC double glazed window to side elevation, radiator, fitted bedroom suite.

## Shower Room

16'6" x 5'4" (5.04 x 1.64)

Quality modern suite comprising shower cubicle with electric shower over, low level WC, wash hand basin with built in cupboards below, chrome heated towel rail, tiled walls and floor, UPVC double glazed window to side elevation.

## Outside

Attractive lawn gardens to three sides, a sun terrace, two storage sheds and parking for two cars.

## Material Information

Tenure Type; Freehold - at the park owners discretion.

Site Fees: £2186.64

Council Tax Banding: A

Details: Over 55's only and No dogs allowed.

OFFERED FOR SALE WITH NO ONWARD CHAIN. An opportunity to purchase an immaculate recently re-cladded, two bedroom Park Home with attractive gardens to three sides, for the over 55's, having undergone a recent programme of refurbishment to a high standard. The property is situated in a highly sought after semi-rural location surrounded by open countryside and offers easy access to the local amenities in Bilton.

The accommodation offers open plan living and comprises: Entrance hallway, modern open plan dining kitchen, opening to lounge with fitted cupboard housing a recently fitted boiler and sliding patio doors leading to the garden, two bedrooms and modern shower room.

To the outside are attractive lawn gardens to three sides, a sun terrace, two storage sheds and parking for two cars.

An early viewing comes highly recommended to appreciate the accommodation and location on offer.

- NO CHAIN
- Recently refurbished to include re-cladding
  - Open plan living
  - Modern dining kitchen
- Lounge with patio doors to the garden
  - Recently refurbished
  - Countryside setting
  - Parking for two cars
- Attractive gardens to three sides
  - Modern shower room



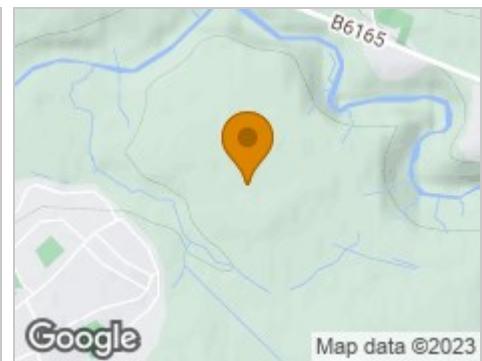
## Road Map



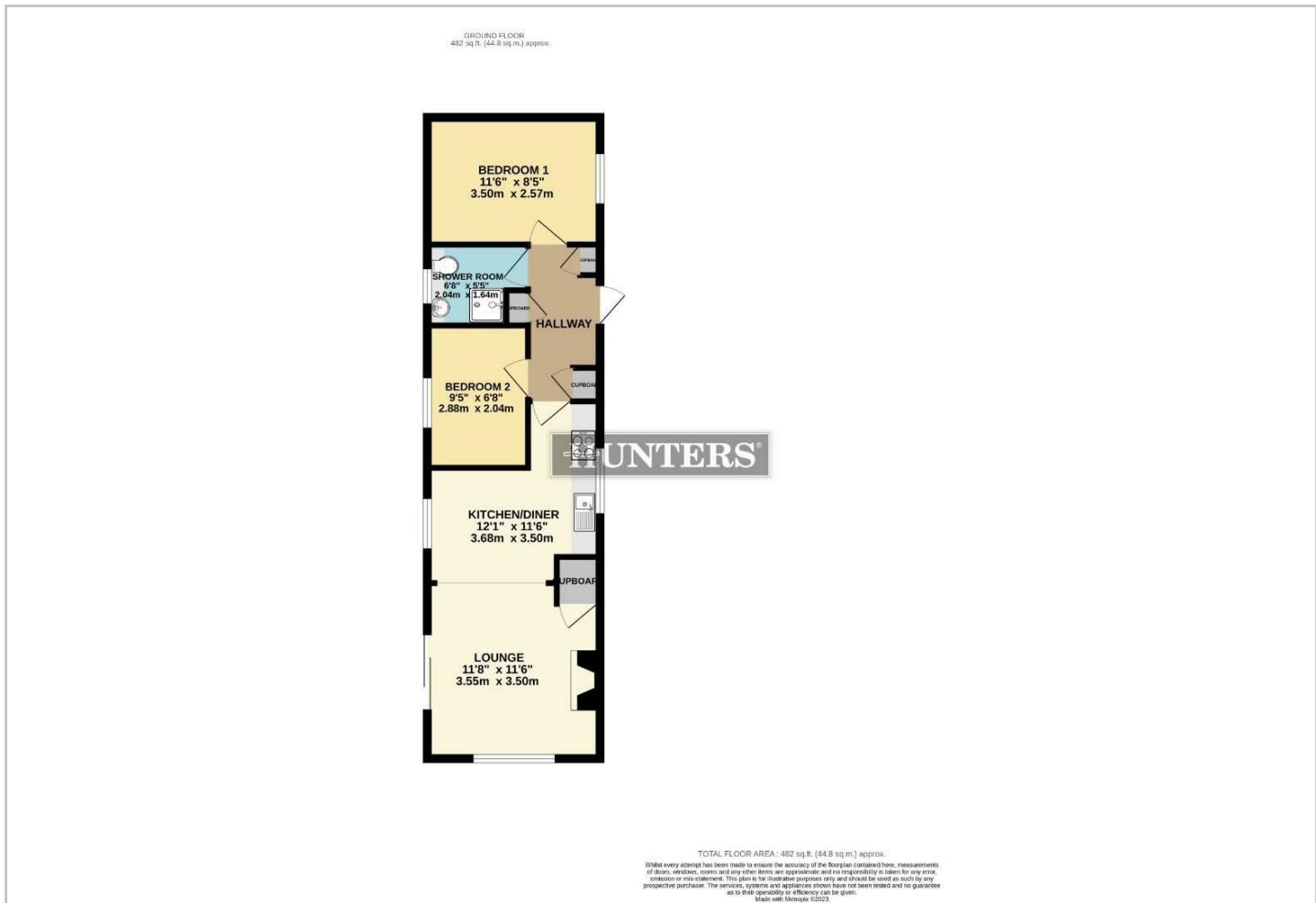
## Hybrid Map



## Terrain Map



## Floor Plan



## 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.