

HUNTERS®

HERE TO GET *you* THERE

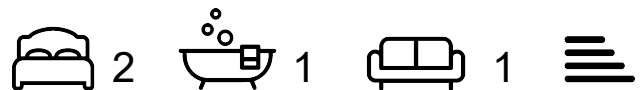


Pinemoor Caravan Park

Killinghall, Harrogate, HG3 2RZ

Council Tax: A

Offers Over £50,000



55 Pinemoor Caravan Site Burley Bank Road

Killinghall, Harrogate, HG3 2RZ

Offers Over £50,000



Lounge

11'9" x 11'8" (3.59 x 3.57)

Access via UPVC double glazed French doors, UPVC double glazed windows to side elevation, radiator, TV point, fire place, door to:

Kitchen

11'9" x 8'2" (3.59 x 2.51)

Range of wall and base units with working surfaces over with inset stainless steel sink unit and mixer tap, integrated fridge freezer, free standing cooker, utility cupboard, radiator, door to:

Inner Hallway

Doors to:

Bedroom One

9'11" x 9'7" (3.04 x 2.93)

UPVC double glazed window to rear elevation, fitted bedroom suite, radiator, door to:

WC

Low level WC, wash hand basin, radiator, UPVC double glazed window to side elevation.

Bedroom Two

8'5" x 5'6" (2.57 x 1.68)

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

Shower Room

Shower cubicle, low level WC, wash hand basin, radiator.

Outside

A lawn garden and residents parking, steps and gate lead to the spacious veranda

Material Information

Tenure Type; Freehold - at the park owners discretion.

Council Tax Banding; A

Annual Site Fees: £3000 approx

OFFERED FOR SALE WITH NO ONWARD CHAIN. An opportunity to purchase an immaculate two bedroom residential Park Home, situated in this highly sought after semi-rural location on the ever popular Pinemoor Caravan Park, with permanent residency and within easy vehicular reach of Harrogate.

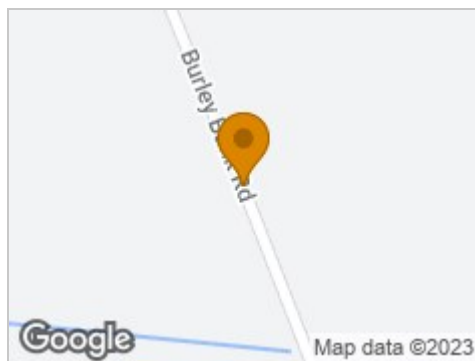
With gas central heating and extensive UPVC double glazed doors and windows, the accommodation comprises: Entrance hallway, modern dining kitchen with integrated fridge/freezer, lounge with double doors opening to the veranda, two bedrooms both with fitted wardrobes, bedroom one with en-suite WC and modern shower room.

To the outside, is a lawn garden and residents parking, steps and gate lead to the spacious veranda. We strongly recommend an early viewing.

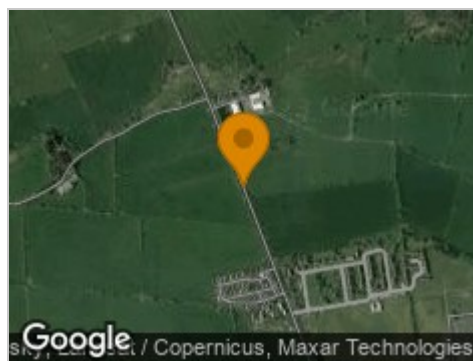
- NO CHAIN
- Attractive semi-rural location
 - Modern dining kitchen
 - Modern shower room
- Lounge with double doors to veranda
- Bedroom one with en-suite WC
- Lawn garden, veranda & residents parking
- Two bedrooms both with fitted wardrobes
- No age restriction & 12 months occupancy
 - Well presented throughout



Road Map



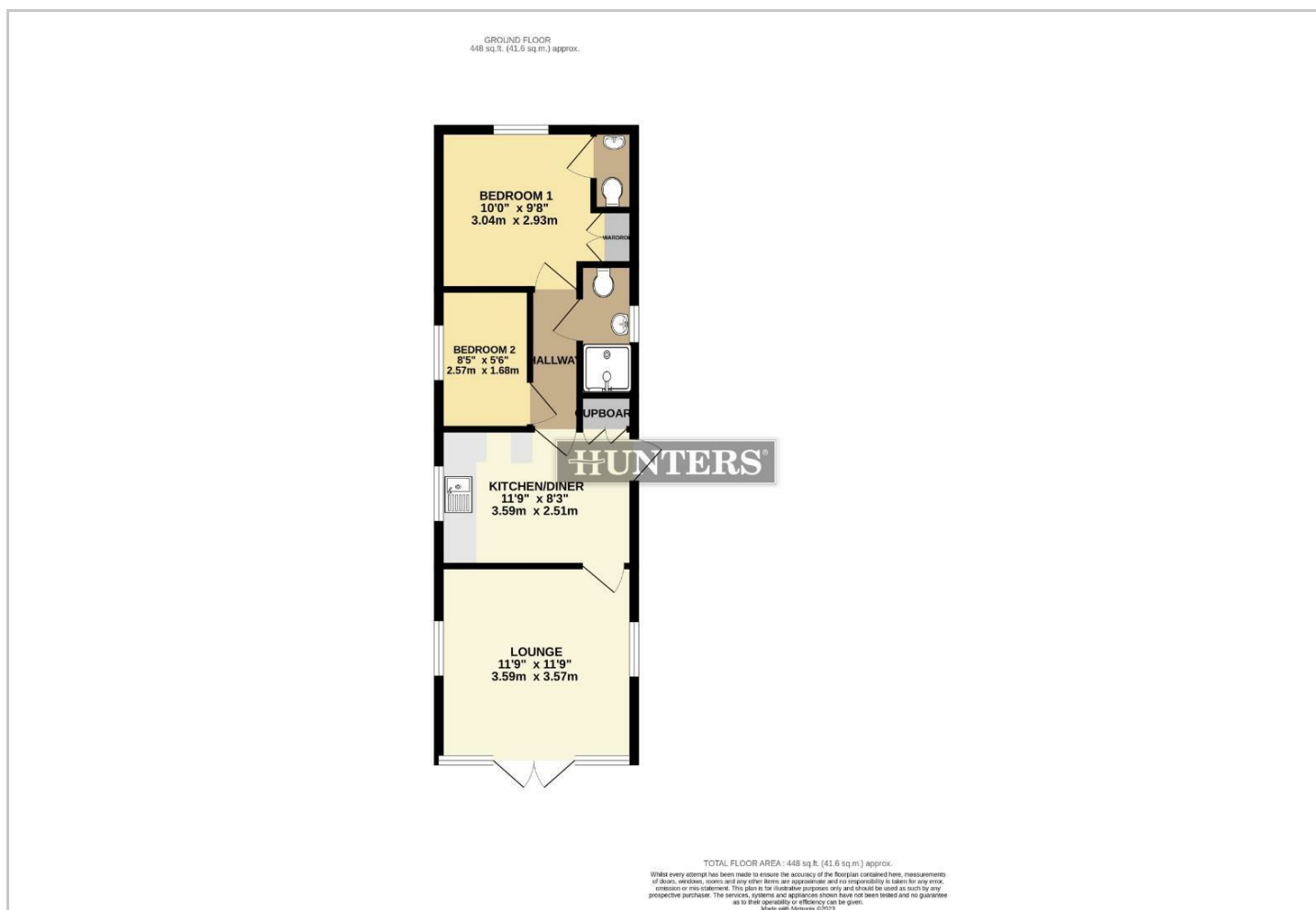
Hybrid Map



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.

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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