

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

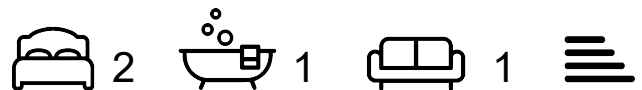


## Fifth Avenue, Shaws Trailer Park

Knaresborough Road, Harrogate, HG2 7NJ

Council Tax: A

**Guide Price £55,000**



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## Utility Porch

Access via UPVC double glazed door, UPVC double glazed windows to side elevation, plumbing and space for washing machine, space for tumble dryer, door to:

## Hallway

Doors to:

## Kitchen

10'10" x 10'1" (3.31 x 3.08)

Wall and base units with working surfaces over with inset stainless steel sink unit and mixer tap, space for gas cooker, built in wall mounted boiler, space for table, radiator, UPVC double glazed windows to side elevations, door to:

## Lounge

14'1" x 10'1" (4.30 x 3.08)

UPVC double glazed windows to front and side elevations, UPVC double glazed door to side, electric fire place, radiator, TV point.

## Bedroom One

10'1" x 9'10" (3.08 x 3.02)

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

## Bedroom Two

7'3" x 7'0" (2.21 x 2.15)

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

## Bathroom

White suite comprising panel bath with shower

attachment, low level WC, pedestal wash hand basin, radiator, UPVC double glazed window to side elevation.

## Material Information

Tenure Type; Freehold - at the parks discretion

Site Fees: £2417.00

Council Tax Banding; A

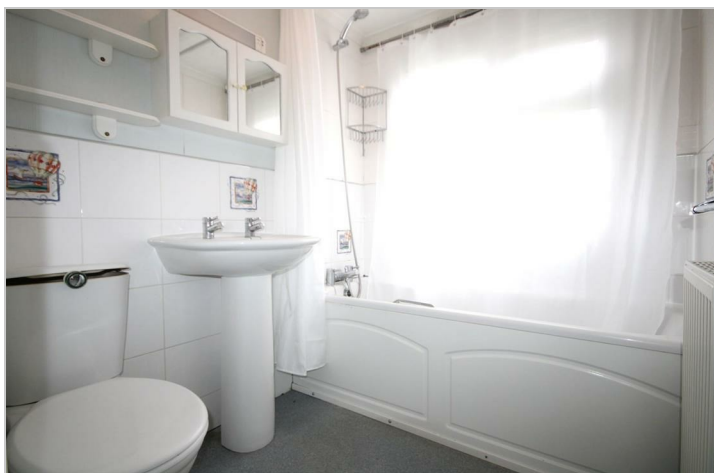


A well presented two-bedroom residential Park Home, situated on the ever popular Shaws Trailer Park, offering permanent residency close to Harrogate town centre and Starbeck railway station.

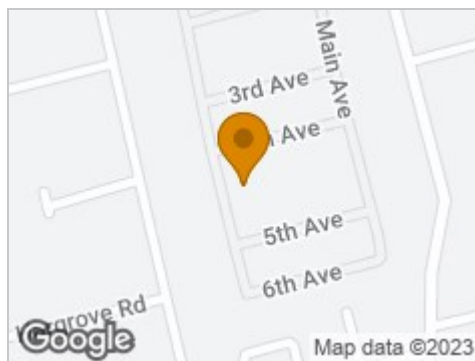
The larger than average accommodation briefly comprises: Entrance into the porch/ utility room and door though to the internal hallway with doors to two bedrooms, the bathroom, generous kitchen space and spacious lounge with separate door to garden.

To the outside is a private lawned garden and parking space. Viewing is highly recommended.

- OFFERED TO THE MARKET CHAIN FREE AND AVAILABLE IMMEDIATELY
  - All year round residency
  - Generous living space throughout
- Benefits from an entrance porch, with plumbing for washing machine and storage space
  - Gas central heating
  - Built in storage in both bedrooms
- Bathroom with modern white suite
  - Lawn and patio garden area
  - Private parking space
  - Annual site fees £2417.48



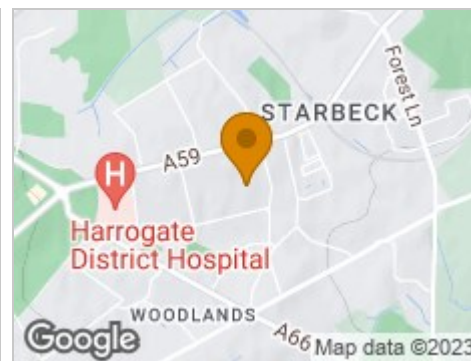
## Road Map



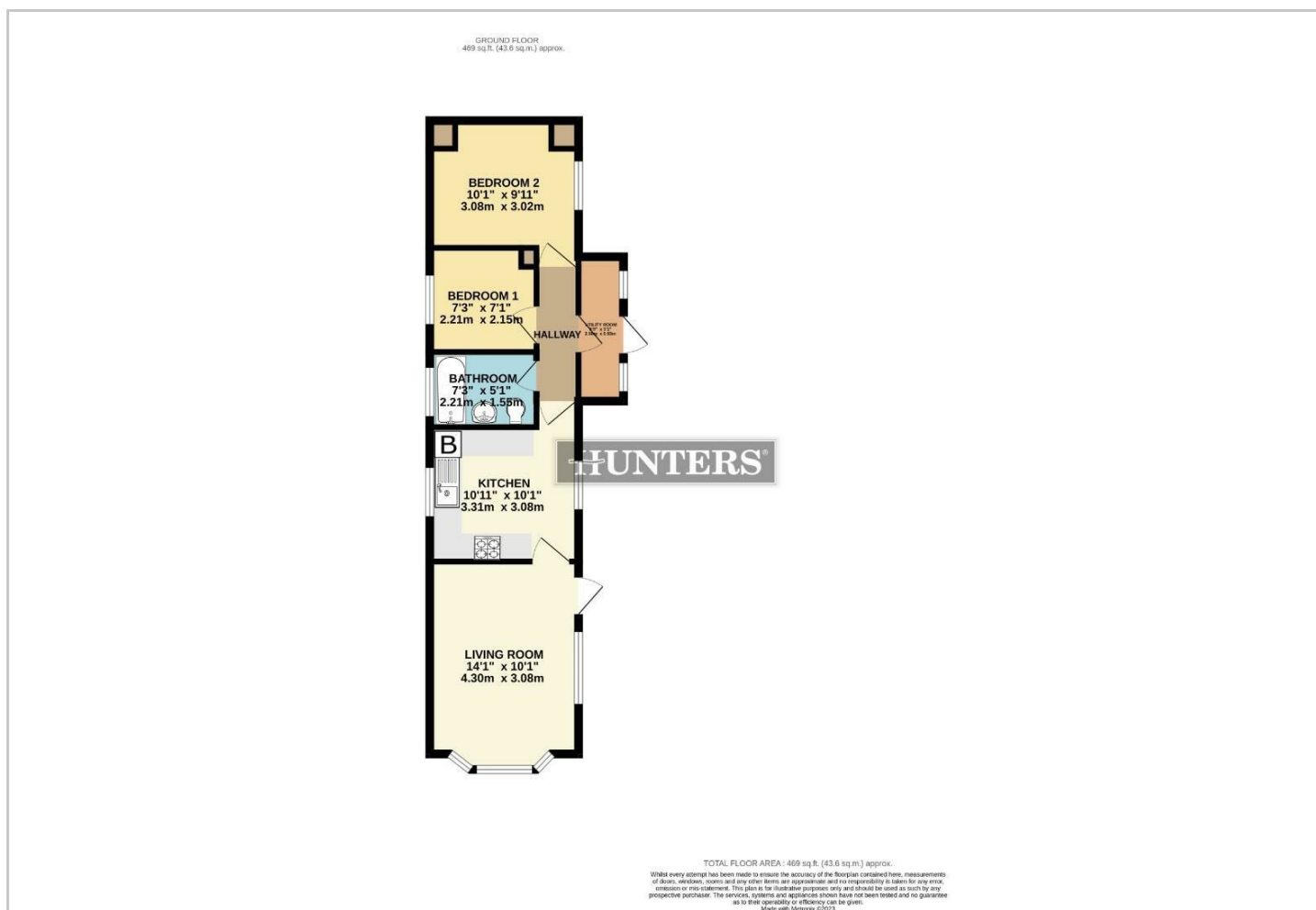
## Hybrid Map



## 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.

Regents House, 13-15 Albert Street, Harrogate,  
HG1 1JX  
Tel: 01423 536222 Email:  
harrogate@hunters.com <https://www.hunters.com>

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.