

# HUNTERS®

HERE TO GET *you* THERE



## Abbey Road

Knaresborough, HG5 8HY

Guide Price £115,000

Council  
Tax: Exempt



# 30 Low Bridge Park Abbey Road

Knaresborough, HG5 8HY

Guide Price £115,000



## Lounge / Kitchen Dining Room

19'11" x 13'1" (6.09 x 3.99)

Fully furnished as shown. Two UPVC double glazed French doors for access, UPVC double glazed windows to side elevation, TV point, feature electric burner, feature radiator, inset ceiling spot lights. Quality modern range of wall and base mounted units with working surfaces over with inset sink unit and mixer tap, inset gas hob with extractor hood over and electric oven under, integrated appliances to include frost free fridge/freezer, washer/dryer and dishwasher.

## Bedroom One

10'0" x 9'6" (3.05 x 2.92)

UPVC double glazed French doors, fitted bedroom suite with super king bed with under bed storage, radiator, door to:

## Ensuite

Modern white suite comprising, shower unit with glazed screen, low level WC, dual sink unit and chrome heated towel rail.

## Bedroom Two

9'10" x 9'6" (3.02 x 2.92)

UPVC double glazed window, fitted bedroom suite with super king bed or option to unzip to twin layout, and under bed storage, radiator., door to:

## Jack and Jill Shower Room

Modern white suite comprising, shower unit with glazed screen, low level WC, dual sink unit and chrome heated towel rail.

## Material Information

Tenure Type: Please note that this property is neither Freehold nor Leasehold and that lodges are held under license agreements with the park  
Site Fees - £5325 reviewed annually

A beautiful Park Home now available for sale on the stunning Low Bridge Holiday Park in Knaresborough. Ideally located in the heart of Knaresborough with river walks, close to historic sites and walking distance into the town centre. Only two years old, the park home is immaculately presented, fully weatherproofed and built to residential specification.

With Gas central heating and UPVC double glazing, the property briefly comprises: Entrance via the private decked area into the open plan lounge, dining and kitchen area featuring integrated fridge freezer, washer dryer and slimline dishwasher. There are doors to two double bedrooms, one featuring zip lock beds with option for a twin layout. Both bedrooms feature en-suite bathrooms with one being Jack and Jill to the lounge for guests. The property is offered fully furnished to include electric fire, mini bar unit, blue tooth speaker, Virgin fibre and ample storage throughout.

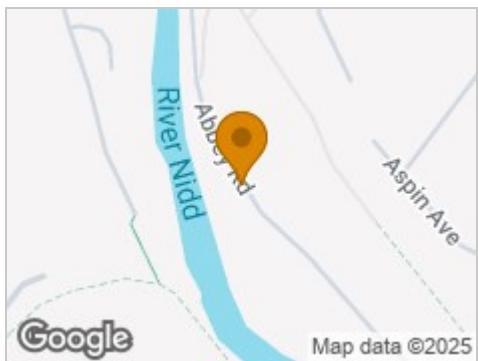
To the outside, there are beautiful gardens and green areas available for communal use with decking for private use. Onsite there are a number of services available for residents such as a post room, coin operated laundry, secure barrier entry, residents and visitor parking.

- OVER 55s HOLIDAY PARK OPEN FOR 12 MONTHS OF THE YEAR
  - Private decking
  - Two shower rooms
  - Fibre cables ready for internet modem
  - Gas central heating

- Luxurious residential specification park home
  - Integrated kitchen with washer dryer
  - Two double bedrooms or option of twin layout
  - Blue tooth speakers
  - Fully furnished



## Road Map



## Hybrid Map

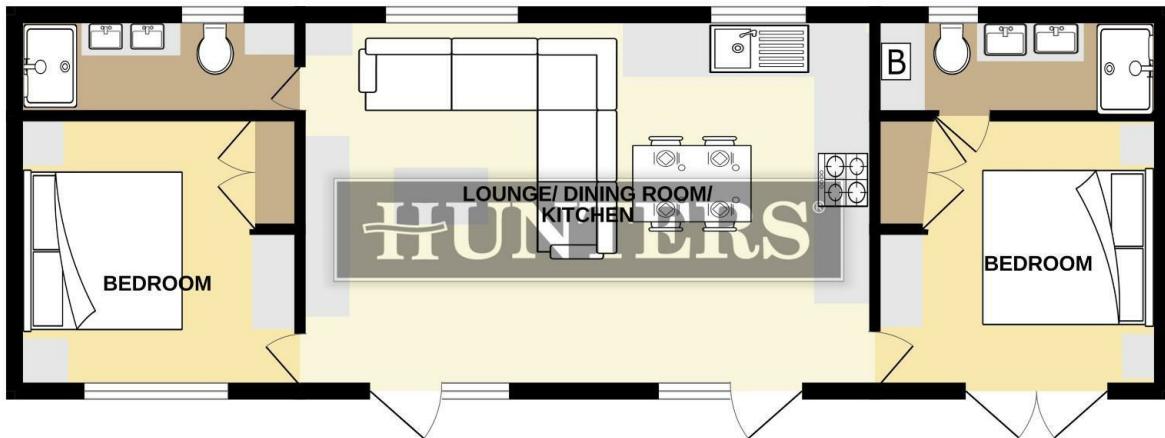


## Terrain Map



## Floor Plan

GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.

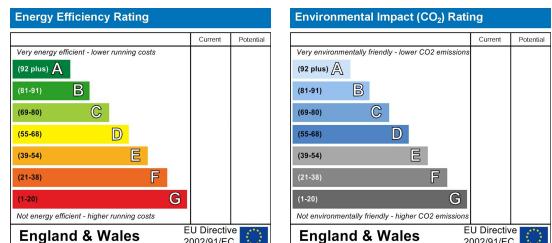


TOTAL FLOOR AREA: 522 sq.ft. (48.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.