

HUNTERS®

HERE TO GET *you* THERE



Pinemoor Caravan Park

Burley Bank Road, Harrogate, HG3 2RZ

Council Tax: A

Guide Price £45,000



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Open Plan Kitchen Living Dining Room

11'1" x 17'1" (3.38m x 5.21m)

Quality modern range of base units with working surfaces over with inset sink unit and mixer tap, gas oven with extractor hood over, integrated fridge freezer, space for dining table, UPVC double glazed window to side elevation. Fitted corner suite, TV point, fitted cupboard, feature fire place, UPVC double glazed windows to front and side elevation, radiator. Door to:

Inner Hallway

Doors to:

Bedroom One

Two UPVC double glazed windows to rear elevation, radiator, fitted bedroom suite with fitted wardrobe, double bed and matching bedside tables. Door to:

WC

White suite comprising low level WC, pedestal wash hand basin, UPVC double glazed window to rear elevation.

Bedroom Two

8'2" x 4'10" (2.50 x 1.49)

Twin beds, fitted wardrobe, UPVC double glazed window to side elevation, radiator.

Shower Room

Modern white suite comprising shower cubicle with glazed screen, low level WC, pedestal

wash hand basin, UPVC double glazed window, heated towel rail, cupboard housing boiler.

Outside

To the outside, a lawn garden and allocated off street parking.

Material Information

Tenure Type; Freehold at the parks discretion,

Age of unit: Approx. 9 Years

Leasehold Annual Service Charge Amount £3120.00

Council Tax Banding; A

IMMACULATELY PRESENTED AND MODERN THROUGHOUT. An opportunity to purchase a well appointed 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.

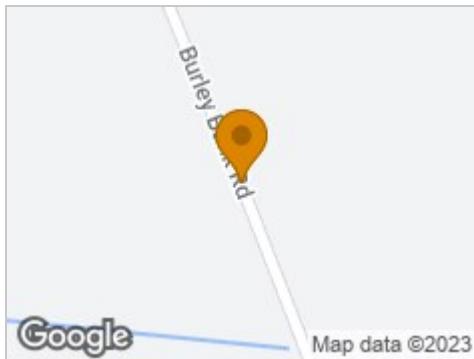
With gas central heating and extensive UPVC double glazed doors and windows, the accommodation comprises: Entrance into the light and spacious open plan living, dining room and kitchen. The internal hallway provides access to the main double bedroom with en-suite W.C, the second twin bedroom and modern shower room. The property is fully furnished.

To the outside, a lawn garden and allocated off street parking. We strongly recommend an early viewing.

- **IMMACULATELY PRESENTED, MODERN PARK HOME**
 - Two bedrooms
 - Built in cupboards
- Partly furnished with some furniture having never been used.
 - Open plan living room, kitchen and dining space
 - Well appointed kitchen
 - Lawned garden and patio for sole use
 - Allocated off-road parking for one car
- No age restriction, year round residency, dogs permitted
 - Early viewing highly recommended



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.