



Nidderdale Lodge Park, Knaresborough, HG5 0TX

- NO ONWARD CHAIN
- Two double bedrooms
- Sought after development for the over 50's
- Great views & position within the development
- Easy access to Knaresborough High Street
- Spacious open plan dining kitchen
- Attractive gardens & terrace seating
- Lounge with doors to terrace seating
- Allocated parking space
- Council Tax Band A

Guide Price £120,000

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DESCRIPTION

NO ONWARD CHAIN. An opportunity to purchase a spacious and well maintained two double bedroom park home for the over 50's, on the highly regarded Nidderdale Lodge Park with river views and attractive gardens. The property is situated in a sought-after location with easy access to the A59 and the wide-ranging amenities of offer in Knaresborough.

The spacious accommodation comprises: Open plan dining kitchen with bay window and cupboard housing, spacious lounge with bay window and sliding doors to the terrace seating area, inner hallway, two double bedrooms and shower room.

To the outside are attractive gardens with a lawn area with mature flower beds, seating terrace area, useful storage and parking for one car with further visitor parking. An early viewing is highly recommended.

EPC

Exempt because it's a park home

Material Information

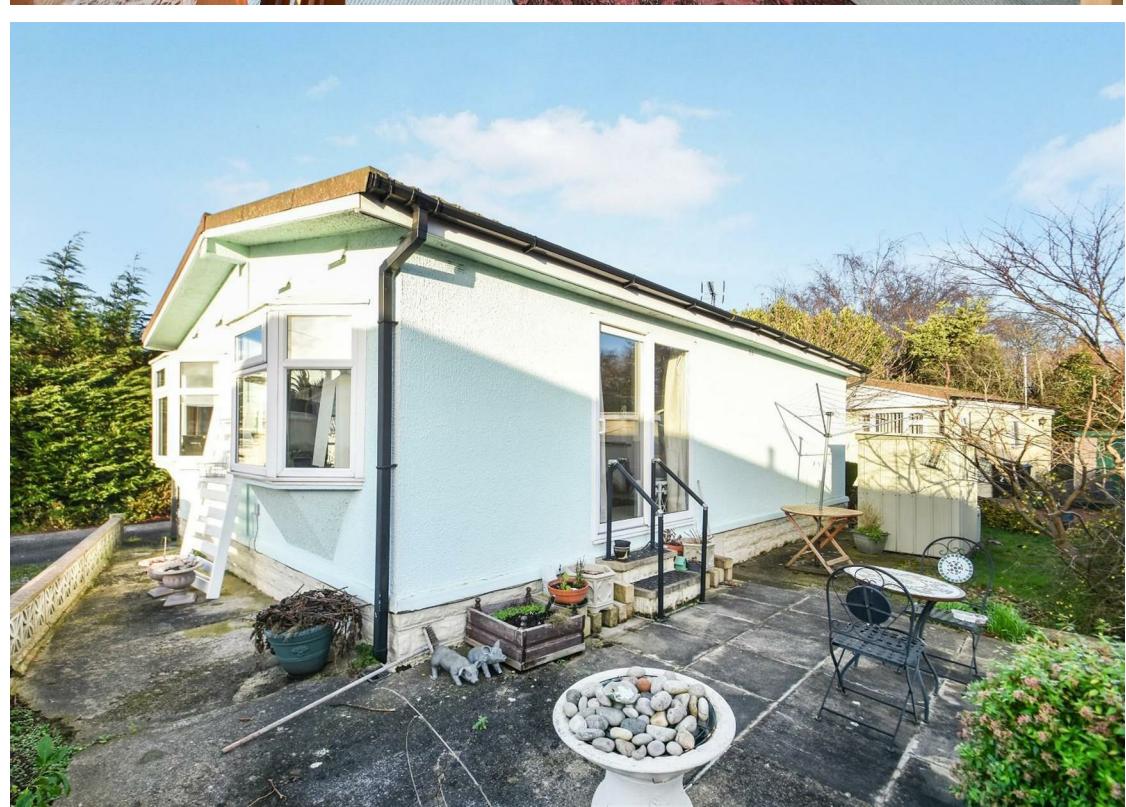
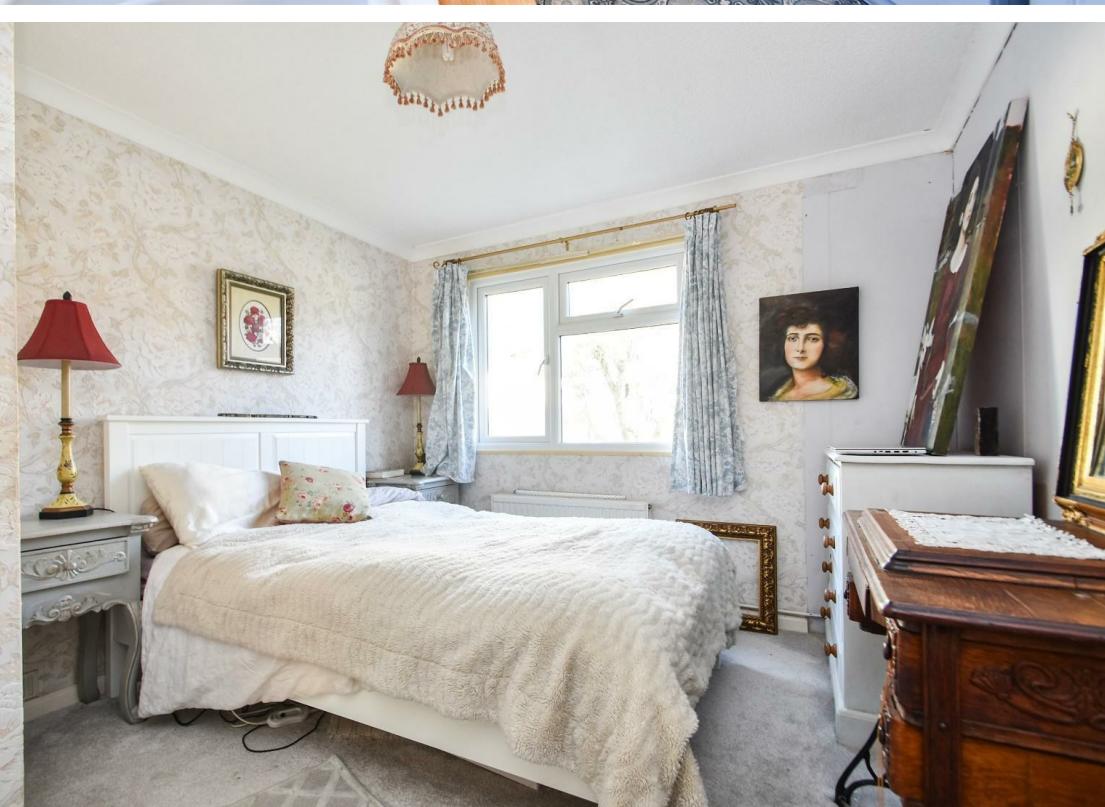
Tenure Type: Leasehold

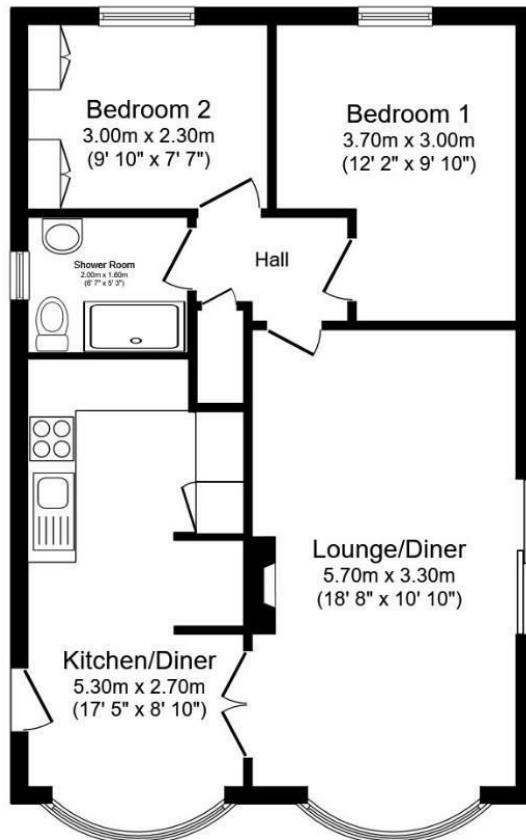
Leasehold Years remaining on lease: N/A

Site Quarterly Fee: £520 approx.

Council Tax Banding: A







Total floor area 59.8 sq.m. (644 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.