



## Knaresborough Road, Harrogate, HG2 7PP

- OFFERED TO THE MARKET CHAIN FREE
- Two bedrooms
- Kitchen with space for dining table
- UPVC double glazing
- Residents parking
- 12 month residential park home
- Spacious throughout
- Shower room with walk in shower
- Utility room
- Council Tax A



**Guide Price**  
**£30,000**



# Knaresborough Road, Harrogate, HG2 7PP

## DESCRIPTION

AVAILABLE TO MARKET CHAIN FREE. A spacious two bedroom park home located on the ever popular Shaws Trailer Park, for the over 45's, with permanent residency. In need of renovation, the property is conveniently placed to access the local amenities, excellent transport links, the Stray and town centre.

With gas central heating, the accommodation comprises: Decked stairs with entrance into the utility room through to the hallway with doors to the kitchen/ dining space, spacious lounge, the two bedrooms, both featuring built in storage and shower room.

To the outside, there is the benefit of a private lawn garden and residents parking. Please call to arrange a viewing or for further enquiries.

### Material Information - Harrogate

Tenure Type: This property is neither Leasehold or Freehold. The property is purchased under a License Agreement directly with Shaws Trailer Park.

Rent £48.34/ week

Porch £2.50/ week

Water £2.03/week

Parking £3.83 per week

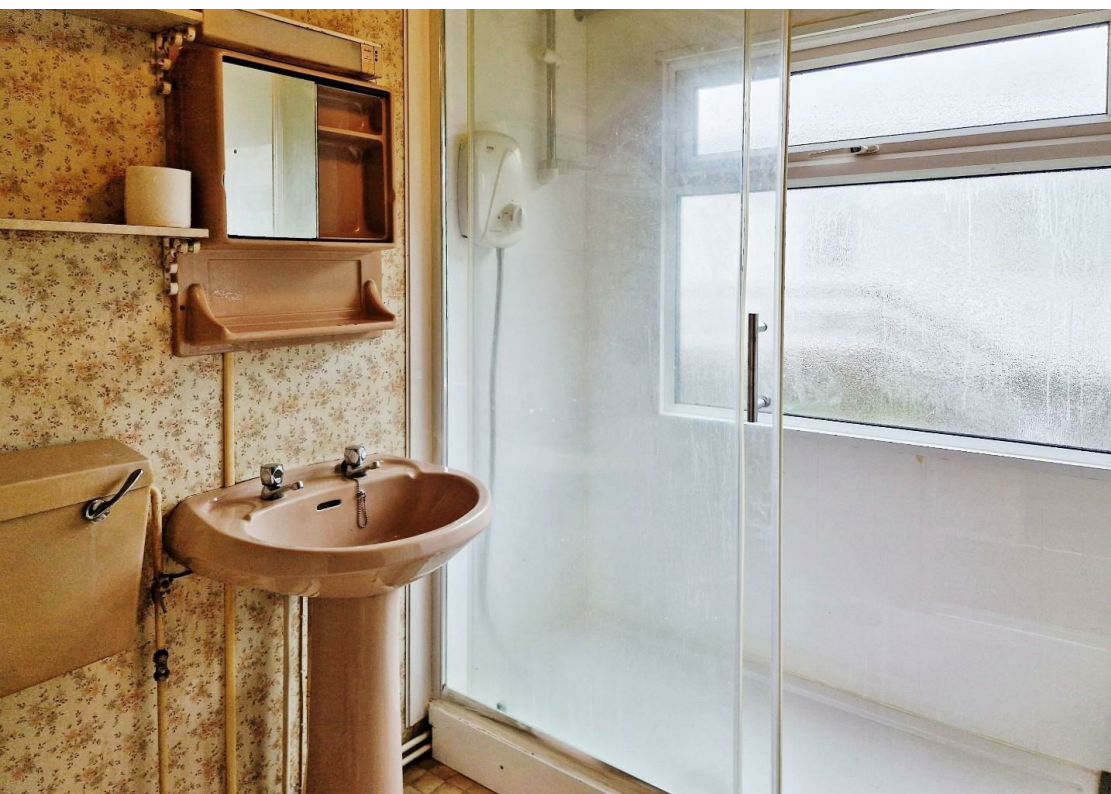
Council Tax Banding: A

### EPC

This property is except from an EPC as a Park Home

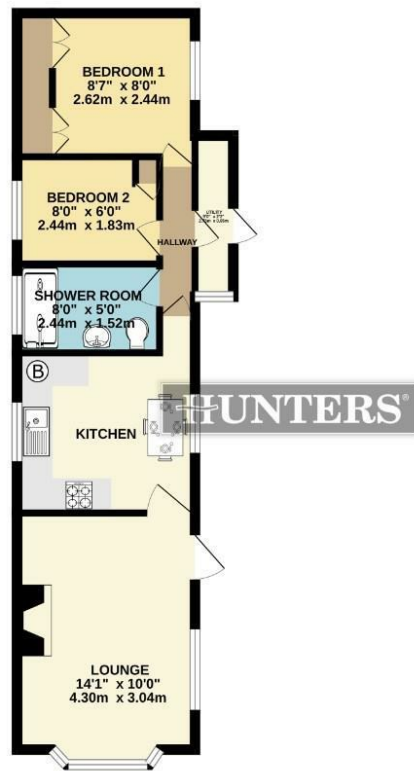








GROUND FLOOR  
429 sq ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 429 sq ft. (39.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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### Viewings

Please contact [harrogate@hunters.com](mailto: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.

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.