

# HUNTERS®

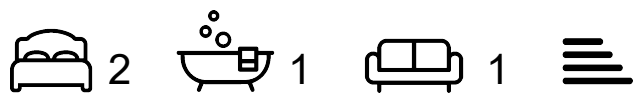
HERE TO GET *you* THERE



## Cardale Estate

Beckwithshaw, Harrogate, HG3 1QL

**Guide Price £75,000**

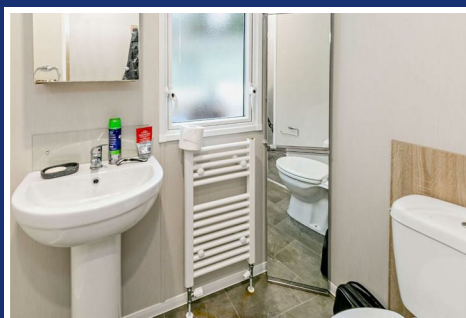




# 4a Cardale Estate Otley Road

Beckwithshaw, Harrogate, HG3 1QL

Guide Price £75,000



## Open Plan Kitchen/Lounge

21'9" x 11'10" (6.64 x 3.61)

Access via UPVC glazed door to side elevation, UPVC double glazed windows to front and side elevations, UPVC double glazed French Doors to front decking. A range of wall and base mounted units with working surfaces over with inset stainless steel sink unit and mixer tap, gas cooker with extractor over, built-in microwave, space for table, radiator, cupboard housing boiler. Built in media unit with electric fire.

## Bedroom One

11'10" x 8'11" (3.61 x 2.73)

UPVC double glazed window to side elevation, over head storage units, bedside table and dressing table, fitted double wardrobe, radiator, door to:

## WC

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

## Bedroom Two

8'4" x 5'8" (2.55 x 1.73)

Fitted over head units, storage cupboard, UPVC double glazed window to side elevation, radiator.

## Shower Room

White suite comprising walk-in shower unit with main shower over, pedestal wash hand basin, low level WC, heated towel rail, UPVC double glazed window to side elevation, extractor fan.

## Outside

A balcony surrounds the home. Parking available.

## Material Information - Harrogate

Tenure Type; Leasehold subject to discretion of site owners.

Service Charge: £3000 per annum

Council Tax Banding; Not applicable as only 11 months of the year residency

OFFERED FOR SALE WITH NO ONWARD CHAIN. A superbly presented two bedroom park home on the highly sought after Cardale Estate park in Beckwithshaw with eleven months occupancy. The property is situated in a sought-after location on the south side of Harrogate, with views over countryside.

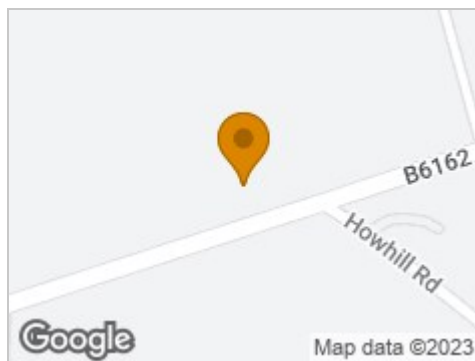
Offering generous living space throughout, the accommodation comprises: Large and modern open plan living dining kitchen with French doors opening onto decked balcony, inner hallway, bedroom one with modern en-suite WC and walk in wardrobe, bedroom two with fitted cupboard and modern shower room.

To the outside the property has enclosed decking around the property, access to woodlands and residents parking.

- NO ONWARD CHAIN
- Amazing open plan modern living dining kitchen
  - Double bedroom ensuite WC
  - Residents Parking
- Spacious lounge with French doors
  - Sought after south-side location
    - Access to woodlands
    - Enclosed balcony
- Early viewing highly recommended
  - 11 months occupancy



## Road Map



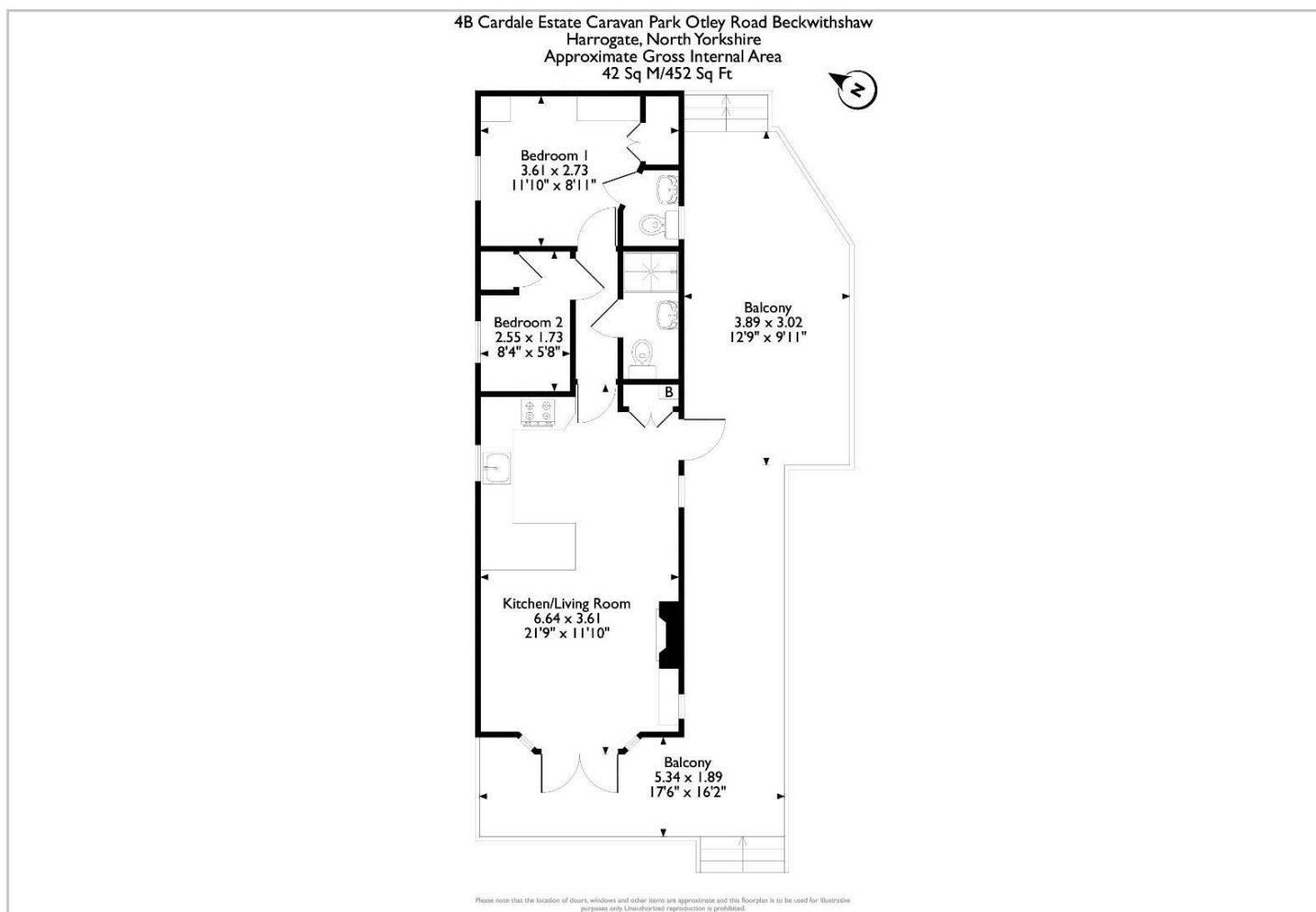
## Hybrid Map



## 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.

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.