



York Road, Knaresborough, HG5 0TS

- OVER 50s PARK HOME AVAILABLE IMMEDIATELY
- Gas Central Heating
- Private garden
- Presented immaculately
- Ideal location close to Knaresborough amenities
- 12 Month Residential Park
- UPVC double glazing throughout
- Walk in shower room
- Welcoming and friendly park
- Council Tax: A

Guide Price £90,000

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HERE TO GET *you* THERE

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DESCRIPTION

A rare opportunity to purchase a very well presented two bedroom park home for the over 50's, with generous gardens in the Riverside Residential Park, Knaresborough. The property has been maintained to a high standard and is situated in a sought-after location with easy access to the A59 and the wide-ranging amenities on offer in Knaresborough.

Offering generous living space throughout, the superbly presented accommodation comprises: Access into the entrance vestibule with sliding doors into the lounge, which is open plan with the modern kitchen and dining space. An inner hallway serves two bedrooms, the double featuring fitted wardrobes, and modern shower room with vanity wash hand basin, large walk in shower and W.C.

To the outside, the property has the benefit of allocated parking and beautiful gardens with a large shed. The property features CCTV and an alarm for comfort and security

Approaching Knaresborough from the A658 passing St James Retail Park, head towards the Toyota Vantage car show room and drive through their forecourt entrance, following the road to the left and the lodge is the first on the left with parking directly in front.



Material Information - Harrogate

Tenure Type; N/A

Over 50s only

Site fees: £103.93 per month

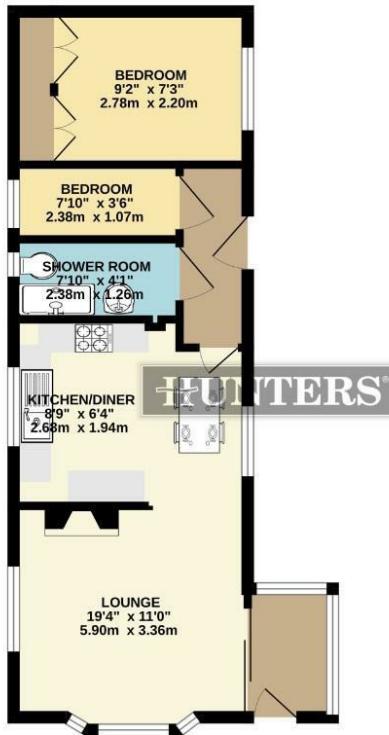
10% paid back to park on resale

Regrettably no dogs allowed

Council Tax Band A



GROUND FLOOR
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 390 sq.ft. (36.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate. 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 equipment shown have not been tested and no guarantee as to their suitability or efficiency can be given.
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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.

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.