

HUNTERS®

HERE TO GET *you* THERE



Fox Garth, Reynard Crag Lane

High Birstwith, Harrogate, HG3 2JQ

Guide Price £225,000



The Glendale Reynard Crag Lane

High Birstwith, Harrogate, HG3 2JQ

Guide Price £225,000



Kitchen Dining Room

19'5" x 9'3" (5.94 x 2.84)

Quality modern range of wall and base mounted units with working surfaces over with inset resin sink unit and mixer tap, space for gas cooker, integrated dishwasher and fridge freezer, built in microwave, central island with cupboards and breakfast bar. UPVC double glazed windows, radiator, fire place, TV point, two UPVC double glazed Bi-Fold doors.

Utility Room

9'3" x 4'10" (2.84 x 1.48)

Base units with working surfaces over with inset stainless steel sink unit and mixer tap, integrated washing machine, larder cupboard, UPVC double glazed window.

Inner Hallway

Doors to:

Dressing Room

9'3" x 6'2" (2.84 x 1.90)

Built in dressing suite including wardrobes, shelving and dressing table, through to:

Bedroom One

12'3" x 9'3" (3.75 x 2.84)

UPVC double glazed windows, radiator, fitted shelving, inset ceiling spot lights, through to:

Dressing Room

5'7" x 5'4" (1.71 x 1.64)

Space for wardrobes, door to:

Ensuite

Modern suite comprising large walking shower

cubicle, low level WC, wash hand basin with cupboard under, radiator, extractor fan, UPVC double glazed window.

Bedroom Two

11'3" x 8'4" (3.44 x 2.55)

UPVC double glazed window, radiator.

Shower Room

8'3" x 6'2" (2.54 x 1.88)

Modern suite comprising walk-in shower, low level WC, wash hand basin with cupboard under, matching storage unit, extractor fan, UPVC double glazed window.

Material Information

Tenure Type; Freehold at the parks discretion

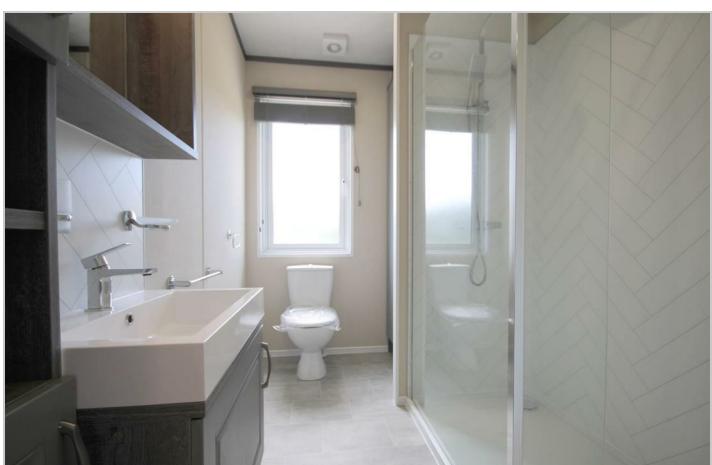
Site fee £3250inc vat , rates ,ie water sewerage bins £520 per annum

OFFERED FOR SALE WITH NO ONWARD CHAIN. A fantastic opportunity to purchase a brand new, high specification 'Pemberton Glendale' lodge, situated on an amazing plot, with parking, offering breath taking elevated views over rolling Nidderdale countryside.

With over 800 sq ft of living space, the lodge is finished to a very high standard with the accommodation comprising: Entrance area opening to light and airy living space with bi-folding doors, a modern kitchen area with central island, range cooker with dining area again with bi-folding doors, utility room with large double storage cupboard, inner hallway, bedroom one is accessed via a dressing area and a further dressing area leads to a luxury en-suite shower room, bedroom two and luxury main shower room. Fabulous skirt and decking to be added on completion.

Reynard Crag Park is a luxury 5 star holiday park, located on the edge of the Yorkshire Dales, open ten months of the year from 1st March until 15th January. The park sits just above the village of Birstwith and can be accessed from Reynard Crag Lane.

- Brand new Pemberton Glendale Lodge
- Amazing elevated views over rolling Nidderdale countryside
- Fantastic open plan living space with bi-folding doors
 - Utility room
- Park open 10 months of the year
- Luxury five star holiday park
- Bedroom one suite with dressing area and shower room
- Quality kitchen with breakfast bar & dining area
- Conveniently placed for Harrogate
- Viewing highly recommended



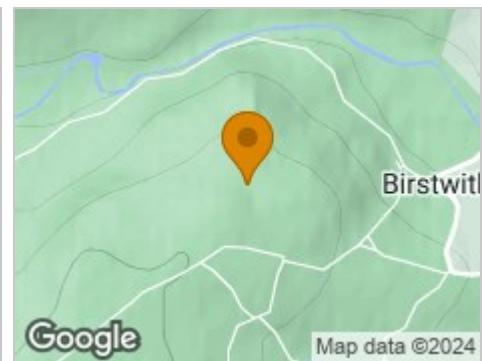
Road Map



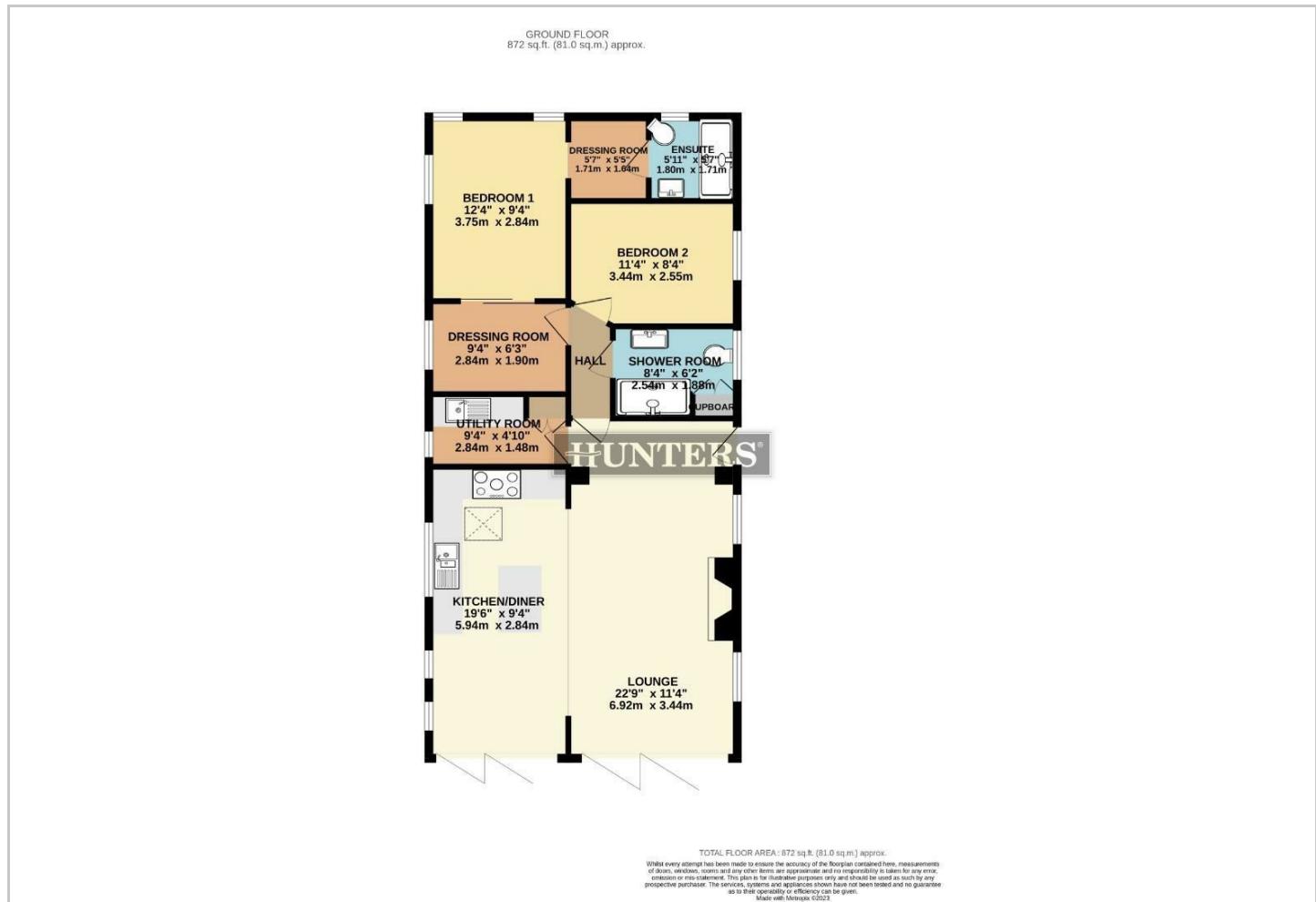
Hybrid Map



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.

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.