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HERE TO GET *you* THERE

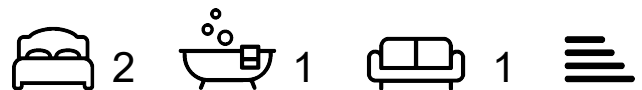


Plot 52, Reynard Crag Lane

High Birstwith, Harrogate, HG3 2JQ

Council
Tax: Exempt

Guide Price £79,950



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Entrance Hall

Access via UPVC entrance door, radiator, storage cupboard, through to:

Lounge Diner

18'2" x 15'1" (5.55 x 4.62)

UPVC double glazed windows to side and front elevation, UPVC double glazed French doors to both sides, radiator, TV point, fire place, space for dining table, through to:

Kitchen

9'10" x 8'0" (3.02 x 2.46)

Wall and base mounted units with working surfaces over with inset stainless steel sink unit and mixer tap, inset electric hob with extractor hood over and electric oven under, plumbing and space for washing machine and dishwasher, integrated fridge freezer, UPVC double glazed window to side elevation,

Bedroom One

10'2" x 7'6" (3.10 x 2.29)

UPVC double glazed window to side elevation, radiator, fitted wardrobes.

Ensuite

White suite comprising low level WC, pedestal wash hand basin, shower cubicle with shower over, UPVC double glazed window.

Bedroom Two

11'10" x 9'6" (3.61 x 2.90)

UPVC double glazed window to side elevation, radiator.

Bathroom

White suite comprising panel bath with shower attachment over and glazed screen, low level WC, pedestal wash hand basin, part tiled walls. UPVC double glazed window to side elevation, radiator.

Material Information

Tenure Type; Freehold - at the parks discretion.
Site fee £3250inc vat , rates ,ie water sewerage bins £520 per annum

A fantastic opportunity to purchase a spacious two double bedroom 'Omar Kingfisher' lodge, situated on an amazing plot, with parking, offering breath taking elevated views over rolling Nidderdale countryside.

The well presented accommodation benefits from extensive double glazing, gas central heating and comprises: Entrance hallway, lounge with feature fireplace opening to a dining area with door leading to a rear covered seating area, kitchen, two double bedrooms, bedroom one with en-suite shower room and main bathroom.

To the outside, the lodge is approached by a gravelled driveway leading to a parking space. There is a large decked veranda to the front, offering amazing elevated views over the park and rolling Nidderdale countryside, whilst also offering access to the entrance door. The rear garden has a timber shed, flower beds and rear access to the lodge.

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.

- Fantastic 'Omar Kingfisher' lodge
- Amazing elevated views over the park and rolling Nidderdale countryside
- Superb open plan lounge diner
- Attractive rear garden with timber shed
- Park open 10 months of the year
- Luxury five star holiday park
- Two double bedrooms - bedroom one with en-suite shower room
- Spacious kitchen area
- Ample parking
- Conveniently placed for Harrogate



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.

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