



Rudding Park, Harrogate, HG3 1JH

- LODGE AVAILABLE FOR IMMEDIATE OCCUPANCY
- Willerby 'Pinehurst' 40ft x 20ft
- Gas central heating
- All furniture included
- Private decked area
- Holiday Park Lodge with residency available for 11 years
- Fully integrated kitchen with separate utility room
- Open plan living/ dining space
- Two bathrooms
- Allocated Parking

Offers Over £150,000



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DESCRIPTION

A stunning fully furnished Lodge immediately available on Rudding Holiday Park. The Willerby Pinehurst is a very well presented 40ft x 20ft lodge built in 2022. Rudding Park is a 4-star Hotel, Holiday Park, Spa and award-winning Golf Course set in mature grounds. The lodge is available for residency for 11 months of the year with complimentary holiday park golf membership, free use of the outdoor swimming pool and 10% discount on Rudding Park facilities.

The lodge briefly comprises: Entrance into utility/ lobby featuring a built in washer/dryer, sink and storage and door through to the well-appointed open plan kitchen with built in appliances, blue tooth speakers lounge and dining space with sliding doors onto a private deck for summer lounging and entertaining. There are two double bedrooms, one with an en-suite shower room and walk in wardrobe, the second with built in storage and dressing table. A further bathroom with three-piece suite and vanity basin.

To the outside, the property features a beautiful, decked area large enough for a hot tub and dining/ lounge furniture. Secure entry into 'Beechwood' lodges with two parking spaces allocated.

For viewing, please call Hunters estate agents. To find Rudding Park Hotel, head out of Harrogate on Wetherby Road and soon after the Mini garage on your left, you will find Rudding Lane on your right Continue past the traffic lights and look out for the Holiday Park Entrance and wait in the car park where a colleague will meet you to view.

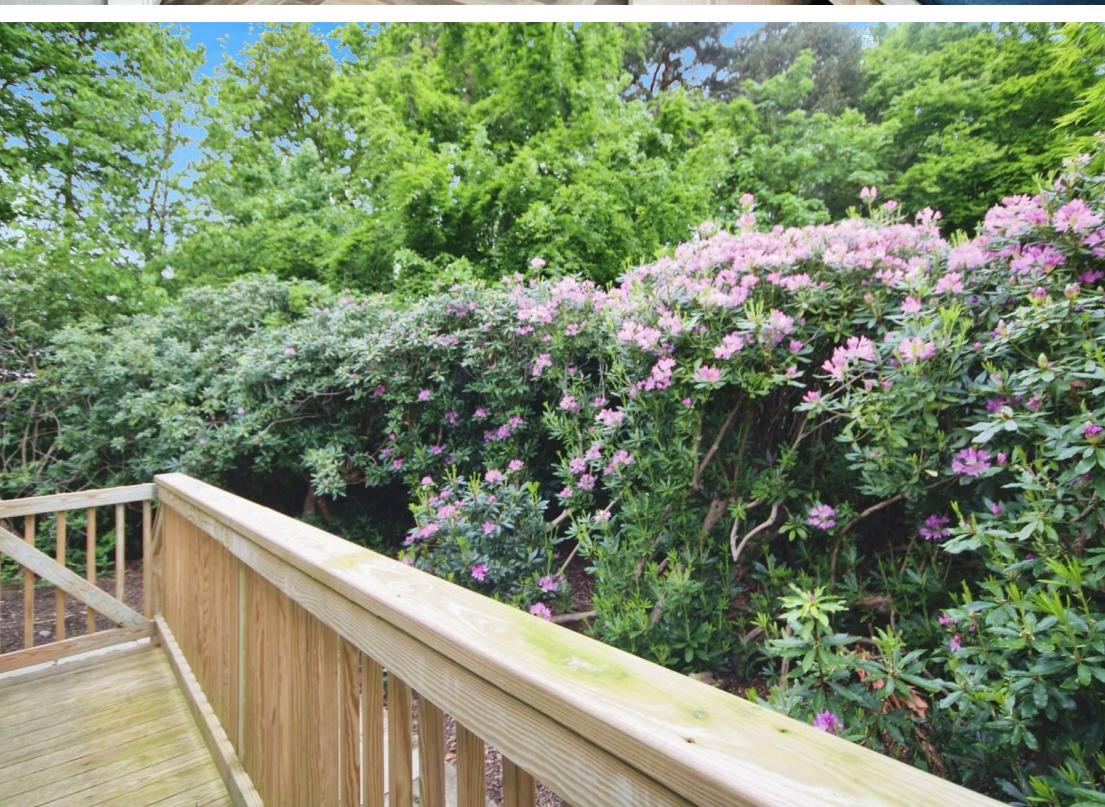
Material Information - Harrogate

Tenure Type; Not applicable

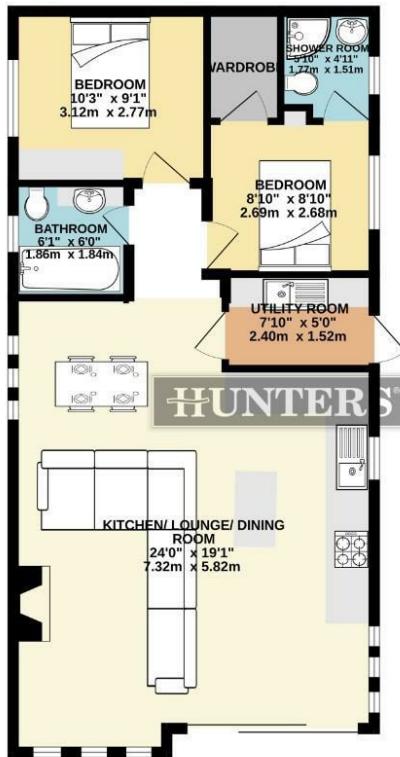
Site fees £5850 per annum to include water and rates

Holiday Park Status - occupancy 11 months of the year





GROUND FLOOR
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq.ft. (65.1 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 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 operability 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.