



22 Park View Drive, Long Ashes, Threshfield, Skipton, BD23 5PZ

Asking Price £229,950

- TWO DOUBLE BED PARK HOME
- OFF ROAD PARKING
- UTILITY
- DOUBLE GLAZING
- ATTRACTIVE GARDENS
- ENSUITE SHOWER ROOM
- GAS CENTRAL HEATING
- SOUGHT AFTER SITUATION

22 Park View Drive, Skipton BD23 5PZ

This truly outstanding, SPACIOUS, SUPERBLY APPOINTED and BEAUTIFULLY PRESENTED detached park home bungalow provides TWO DOUBLE BEDROOMS, one being EN-SUITE, ATTRACTIVE GARDENS and OFF ROAD PARKING.



Council Tax Band: A



PROPERTY DETAILS

This truly outstanding, spacious, superbly appointed and beautifully presented detached park home bungalow provides two double bedrooms, one having an en-suite accommodation, gas central heating, UPVC sealed unit double glazing, quality contemporary fittings and fixtures throughout.

Attractively improved to a high specification during recent years and enjoying an enviable location backing onto light woodland with fine aspects and standing in delightful gardens with the advantage of off road parking facilities and the option to create additional parking if necessary. The property has also been fitted with external insulation cladding.

This sought after leafy, rural park is situated adjacent to beautiful open countryside in the picturesque Yorkshire Dales National Park and offers a well maintained residential environment with a relaxed and peaceful atmosphere.

Facilities available within the site include a leisure centre featuring an indoor heated swimming pool with sauna, steam room, jacuzzi and gym whilst other amenities include an on-site coffee lounge providing daytime snacks and meals as well as the Gamekeepers Inn for evening meals and drinks.

The owner will benefit from full membership of the Long Ashes leisure facilities.

Threshfield and the larger neighbouring village of Grassington together provide an extensive variety of local everyday shops, amenities and services including; well respected primary and secondary schools, churches, public houses, cafes and restaurants, doctors surgery, chemist, dentist, sub post office, petrol station, various sports clubs and good transport links. The historic market town of Skipton known as the 'Gateway to the Dales' is only circa nine miles away to the south providing more extensive shopping and recreational facilities together with a railway station offering regular daily services into Leeds, Bradford, Shipley and Keighley together with the scenic Settle to Carlisle line.

Acquiring a park home has become an attractive alternative to purchasing a conventional bungalow and offers the advantage of ground floor living accommodation together with the opportunity to become part of a friendly neighbourhood community.

Certainly providing a superb opportunity, this park home is very strongly recommended for inspection and comprises in further detail:

ENTRANCE HALL

With UPVC and sealed unit double glazed front entrance door. Central heating radiator. Built in storage cupboard and carpet flooring.

FULL WIDTH SITTING ROOM

19'3" x 11'3"

with UPVC sealed unit double glazed windows to front, side and rear with pleasant open aspects. Central heating radiators. Living flame, coal style effect gas fireplace, set on a brick style surround. Wall light points. Pitched ceiling and open through to;

DINING ROOM

10' x 7'8"

with a UPVC sealed unit double glazed window to the front elevation. Double central heating radiator. Carpet flooring.

FITTED KITCHEN

10'2" x 7'9"

superbly appointed with a range of cream fronted units with beech block laminate worktop surfaces over having matching up-stands. Stainless steel sink and drainer with mixer tap. Free standing electric cooker with concealed extractor hood above. Space for fridge and freezer. UPVC sealed unit double glazed window having views overlooking the garden, woodland and beyond.

UTILITY

9'6" x 5'10"

with provision for an automatic washing machine and space for a dryer. Cupboard housing the gas central heating boiler. UPVC sealed unit double glazed external door leading out to the delightful rear garden. Central heating radiator. Pleasant open aspects towards light woodland.

BEDROOM ONE

12'6" x 9'6"

with UPVC sealed unit double glazed window providing pleasant open aspects beyond the delightful rear garden towards light woodland. Central heating radiator. Fitted full width range of quality contemporary wardrobes including dressing-table unit. Reading light points. Carpet flooring.

EN-SUITE SHOWER ROOM

With a quality contemporary white suite comprising; walk in shower with glass screen together with W.C and hand wash basin set into a vanity unit. UPVC sealed unit double glazing. Central heating radiator and extractor fan.

BEDROOM TWO

13'6" x 9'5"

with UPVC sealed unit double glazed window and central heating radiator. Quality range of fitted wardrobes, cupboards, bedside units and a matching chest of drawers.

HOUSE SHOWER ROOM

With a quality contemporary white suite comprising; hand wash basin set into a white gloss fronted vanity cabinet unit with splash-back, W.C., shower cubicle with shower over and full height mermaid wall panelling. UPVC sealed unit double glazed window. Central heating radiator. Panelled ceiling with recessed spot lighting.

OUTSIDE

Standing in attractive gardens comprising; pebble beds, stone flagging and gravel beds with a selection of established bushes and conifers. Two timber sheds and views overlooking woodland with stone flagged patio offering a very pleasant sitting out area. Outside tap, lighting and an external electricity socket. Onsite parking.

ADDITIONAL INFORMATION

Monthly ground rent is £190.50, to include full membership at the spa, water and sewage charges and maintenance of public areas.



Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	