



3 Hebden Hall Park, Hebden, Skipton, BD23 5DX

Offers In The Region Of £219,950

- TWO BED PARK HOME
- SPACIOUS CONTEMPORARY LIVING
- QUALITY FIXTURES AND FITTINGS
- SMALL RURAL HAMLET
- CENTRALLY HEATED AND DOUBLE GLAZED
- FULLY REFURBISHED
- LOW MAINTAINENCE SUNNY GARDEN
- NO CHAIN
- SET IN THE YORKSHIRE DALES
- EARLY VIEWING ESSENTIAL

3 Hebden Hall Park, Hebden BD23 5DX

Here we have a unique opportunity to purchase an EXTENDED, FULLY REFURBISHED AND CONTEMPORARY TWO BEDROOM PARK HOME. Set in a SMALL RURAL HAMLET IN THE YORKSHIRE DALES national park. With ONSITE PARKING AND PAVED SUNNY GARDENS this beautiful home or holiday home is sure to appeal to a variety of buyers. But please don't take our word for it make an appointment and see for yourself!



Council Tax Band: A



PROPERTY DETAILS

Here we have a unique opportunity to purchase an extended, fully refurbished and contemporary park home in the Yorkshire dales national park. Since 2013 the current owners have worked their way through a full refurbishment this includes; a full replacement of roof with Velux window, gutters, downpipes, cladding, insulation, wiring, led lighting, plumbing, Grant oil boiler with Nest home thermostat and top of the range Stovax energy efficient multi-fuel stove. Once you step through the front door you will begin to appreciate what a special home this is, the size and quality is magnificent and would suit a variety of buyers, but please don't take our word for it, make an appointment to avoid disappointment.

Hebden hall park offers a number of advantages over the majority of typical park home developments, in that the freehold is owned collectively in common by the residents, there are therefore no service charges or third party fees payable, in essence the complete ownership and control of the site lies with the residents. There are no site commission fees payable on sale of the properties as with other parks, also making the site more favourable.

For those looking for space and luxury all within a beautiful setting then take a look at this.

Briefly the centrally heated and double glazed accommodation comprises;

Panelled and glazed door with glazed side panel into;

SPACIOUS ENTRANCE PORCH

With built in shoe store, side elevation window, recessed light, opening into;

OPEN PLAN LIVING/DINING KITCHEN

25'2" x 22'1"

CONTEMPORARY KITCHEN

With a stunning range of contrasting high gloss wall and base units, stainless steel sink and drainer unit with matching mixer tap, solid wood work surfaces over with matching upstands, built in AEG steam fan oven with Zanussi combi microwave, 2nd oven and Bosch warming drawer, KKT Kolbe ceramic hob, large Smeg fridge/freezer, integral Hotpoint dishwasher, large built in wine rack, recessed and plinth lighting.

LIVING/DINING AREA

Having a feature Stovax top of the range energy

efficient multi fuel stove on a stone hearth, front and side elevation windows, French doors leading to a south facing garden, recessed lighting.

CLOAKROOM

Containing a two piece white suite comprising; wash hand basin together with low suite W.C., feature cladding, ceiling light.

MASTER BEDROOM

14'6" x 11'0"

with a range of stylish built in wardrobes and matching cupboards, stylish headboard, ceiling light.

UTILITY CUPBOARD

With provisions for an automatic washing machine and tumble dryer.

LUXURIOUS JACK & JILL BATHROOM

Containing a four piece white suite comprising; built in double shower cubicle with rainfall and hand held shower over, panelled bath with mixer tap, pedestal wash hand basin with waterfall tap, comfort height W.C., heated towel rail, feature boarding to the walls, recessed lighting, stylish flooring, access into;

BEDROOM TWO

17'5" x 8'3"

with triple built in wardrobe, ceiling light.

OUTSIDE

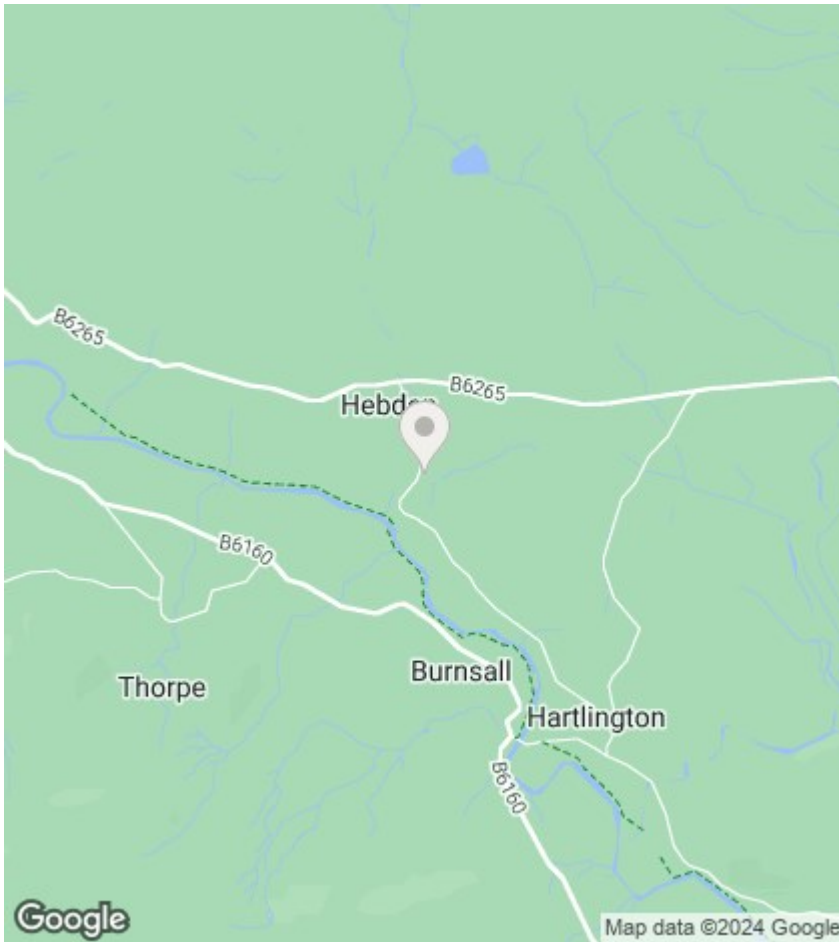
To the front of the property is onsite parking with low maintenance, paved sunny gardens to either side, purpose built store shed and to the rear is built in storage and log store.

ADDITIONAL INFORMATION

The property is served by mains sewerage, water and electric, with oil fired central heating.

There are no ground rent fees.

Each of the 10 owners make up the management group that owns the freehold.



Directions

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	