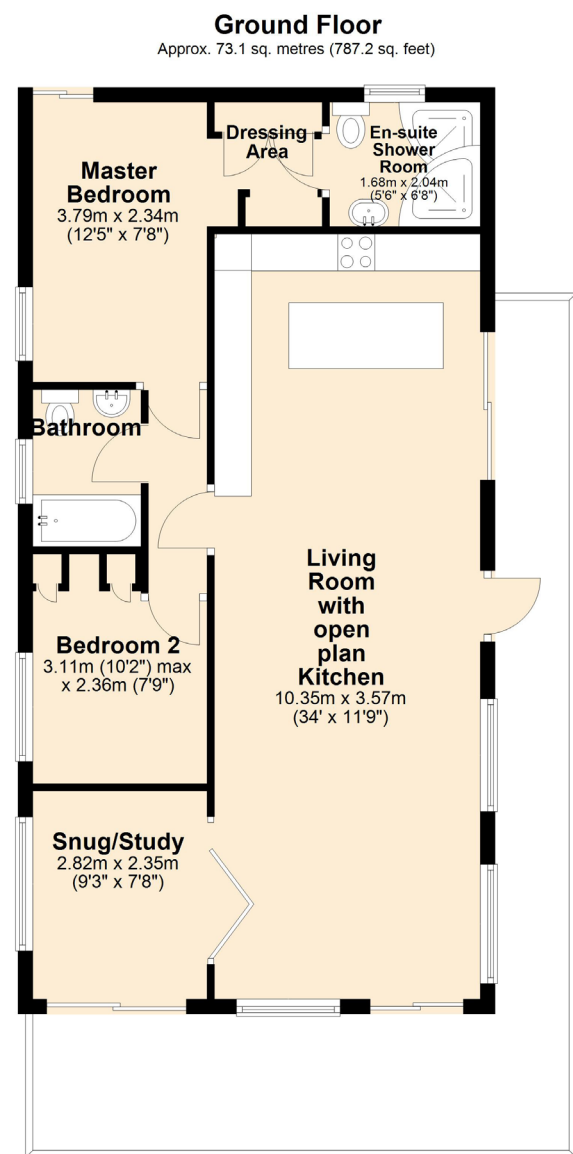




Total area: approx. 73.1 sq. metres (787.2 sq. feet)



HEATING AND INSULATION

Heating and insulation: The property has gas-fired radiator central heating and uPVC double glazing. We are informed that the gas boiler is about 6 months old and comes with an 11 year warranty. There are floor to ceiling radiators to most rooms.

TENURE

In purchasing this property a buyer is acquiring the home and items within it but not a stake in the land it sits on. The property will come with all of its furniture, appliances, floor and window coverings but not the TV's. We understand you will be able to benefit from the balance of the lease for the current plot which ends in November 2028. A new lease of up to 30 years will then be required with negotiation with Park Holidays, the park operator.

SERVICES

All mains services are connected to the property. None of the services or installations have been tested.

VIEWING

Strictly by appointment with the agent's Beverley office. Telephone: 01482 866844..



£49,000

**19 Meridian Way,
Sand Le Mere Holiday Park,
Hull**



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



19 Meridian Way, Sand Le Mere, Holiday Park, Southfield Lane, Hull, HU12 0JN

A delightful 2 bedroom (1 en suite) park home on this sought after and well served holiday park on the east coast. The property currently enjoys a lovely location on the edge of the site with attractive views over surrounding countryside. A really lovely opportunity to acquire a delightful holiday home. The property will be sold fully furnished, ready for immediate occupation.

The property has been a well loved holiday home for its current owners for some time but life changes force its sale. The home comes with approximately 3 years remaining on the current lease for the existing plot which we believe is a particularly good location on this popular site. Sand Le Mere is a well known and larger holiday destination but comes with access to facilities including a heated indoor pool and refurbished club house amongst others. The site is open 12 months of the year and the home can be occupied for 50 weeks of the year. The development sits on the East Yorkshire coast, so Tunstall beach is just yards away. We understand the property is built to residential specifications and has the benefit of gas-fired central heating and uPVC double glazing. The accommodation comprises: a spacious and light Living Room with space for a dining table and an attractively fitted open plan Kitchen with a range of integrated appliances, a Snug/Study, a Master Bedroom with En Suite Shower Room, a further Bedroom currently accommodating twin beds and a Bathroom. There is extensive decking surrounding the property including on the southern side which overlooks the surrounding countryside. There is gravelled off street parking that can accommodate two cars and two storage sheds.

This really delightful property in its enviable location is a great opportunity and an early internal inspection is highly recommended.



LOCATION

Tunstall is located on the East Yorkshire coast and is just north of Withernsea and east of Roos. Neighbouring villages and towns such as Withernsea and Hornsea provide a range of shops and amenities in addition to those the park offers. The location provides superb access to all that the East Yorkshire coast has to offer.

ACCOMMODATION

Living Room - spacious with room for dining space as well. Lots of light from the extensive windows and French doors that give access to the decked areas.

Kitchen - an attractively fitted open plan kitchen with a range of appliances including gas hob, electric oven and grill, microwave and a very recently installed integral dishwasher. There is also an American-style fridge freezer that is included in the sale, a breakfast bar and a good range of fitted units. There are numerous routes of access to the decking that surrounds the external sides of this room.

Snug / Study - accessed via doors from the living room. Sofa bed. Sliding patio doors to the decked area.

Inner Hallway

Master Bedroom - a double bedroom with sliding patio door to a private area of raised decking. It opens on to a dressing area that in turn leads to...

En Suite Shower Room - with a walk-in shower unit, low flush WC and wash hand basin inset to vanity unit.

Bedroom 2 - a double bedroom currently accommodating twin beds with fitted wardrobes and a dressing table.

Bathroom - with a three piece suite comprising panelled bath with shower over and a shower screen, low flush WC and wash hand basin inset to a vanity area.

OUTSIDE

There is raised decking to almost two sides of the property with access from the living room and kitchen area via various doors. There is a further area of decking adjacent to the patio doors from the master bedroom. There are two outdoor storage units adjacent to the parking area.

Parking - gravelled off street parking with space for a couple of cars adjacent to the home.

Facilities: Amenities within the park include: a large indoor swimming pool, sauna, steam room, large restaurant, shop, bar with live acts, direct beach access, children's activities, new £136,000 outdoor children's and teenagers' leisure area and a fantastic large 42 peg fishing pond. The 8 birth owners receive 8 free passes and so all facilities and entertainment are free for owners and their family. Owners also receive 20% discount on all food and drinks.

Tenure: In purchasing this property a buyer is acquiring the home and items within it but not a stake in the land it sits on. The property will come with all of its furniture, appliances, floor and window coverings but not the TV's. We understand you will be able to benefit from the balance of the lease for the current plot which ends in November 2028. A new lease of up to 30 years will then be required with negotiation with Park Holidays, the park operator.

Fees: The current service charge is £6400 per annum that is payable in 10 monthly instalments (however, other payment plans are available). This includes gas, electric and water service charges (estimated gas and electric usage), a park rates contribution and ground rent. The lodge can be rented out to retrieve some or all of the ground rent.

Agent's Note: As the purchase of this park home does not include an interest in the land it can be done without a solicitor. Interested parties are still recommended to take relevant advice. The lodge has a 12 month licence and owners must vacate the property for 2 weeks each year. Owners are required to have a separate regular residential address to this and will be expected to provide evidence to the site operators on a regular basis. It should not be regarded as a home.

