

RICHARDSON & SMITH

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Valuers

BUMBLEBEE LODGE STAITHES CARAVAN PARK



Whitby 10 miles (Distance is approximate)

A MODERNISED DETACHED CHALET STYLE BUNGALOW PROVIDING SPACIOUS AND STYLISH 3 BEDROOM ACCOMMODATION WITH A STUNNING OPEN PLAN LIVING ROOM CUM KITCHEN. BUILT WITH SOLID BLOCKWORK WALLS, THE PROPERTY IS INSULATED AND CLAD IN TIMBER. IT ENJOYS ALL THE USUAL AMENITIES INCLUDING CENTRAL HEATING, UPVC DOUBLE-GLAZING, A MODERN FITTED KITCHEN AND BATHROOM.

Accommodation:

Entrance Vestibule, Open Plan Living Room cum Kitchen,
2 Double Bedrooms, Single Bedroom, Bathroom.
Patio / parking space

OFFERS ON: £129,950

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Tel: (01947) 602298

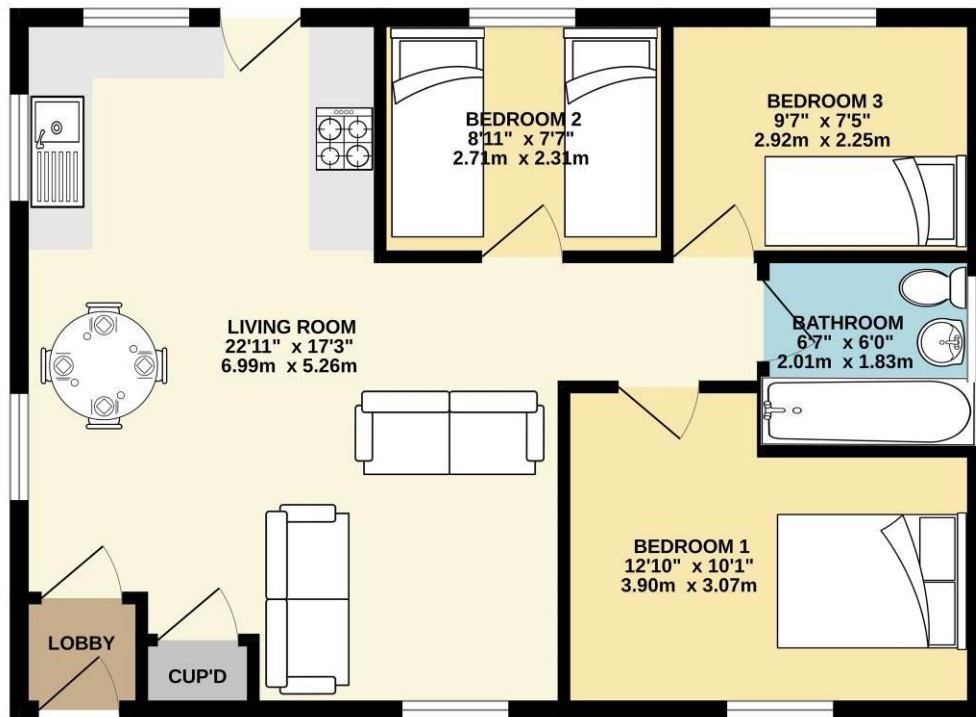
Fax: (01947) 820594



Partners: Robert C Smith

Ian K Halley FRICS

James EJ Smith MRICS FNAEA



TOTAL FLOOR AREA : 635 sq.ft. (59.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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PARTICULARS OF SALE

This chalet style bungalow is has been recently refurbished and offers deceptively spacious accommodation in a lovely setting. Built with concrete block work walls which have been lagged with insulation and clad in timber, the property offers high quality 3 bedroom accommodation with a stunning open plan living room cum kitchen. The bungalow has all the normal amenities including a fitted kitchen and bathroom, central heating and full uPVC double glazing. It is ideal for holiday accommodation and deserves closer inspection.

Approached from the front path, a half glazed uPVC double glazed door opens into ...

Entrance Vestibule: With a tiled floor and an inner door opening into ...



Living Room cum Kitchen: This spacious open plan room has clearly defined sitting and cooking areas.

Sitting Area: A nicely proportioned reception space with window to the front of the property.

Dining / Kitchen Area: The kitchen area lies to the rear and is fitted with a range of shaker style kitchen cabinets and drawers with laminated work-surfaces. There is a stainless steel sink unit, integral electric oven with hob and stainless steel extractor hood, plus a point for an automatic washing machine and space for a fridge freezer. 2 windows face out to the side and a further window and half glazed uPVC door faces out to the rear. The gas combi style central heating boiler is located amongst the kitchen cabinets.



An area beyond the living room gives access to the bedrooms and bathroom. Doors open to ...

Bedroom 1: A spacious double bedroom with a uPVC double glazed window facing out to the front, central heating radiator.



Bathroom: A part tiled bathroom with a modern white bathroom suite comprising: panel bath with mixer shower hose and glazed shower screen, pedestal wash hand basin and low flush WC. There is a window to the side, central heating towel rail, extractor fan.

Bedroom 2: A double bedroom with a uPVC double glazed window facing out to the rear and central heating radiator.

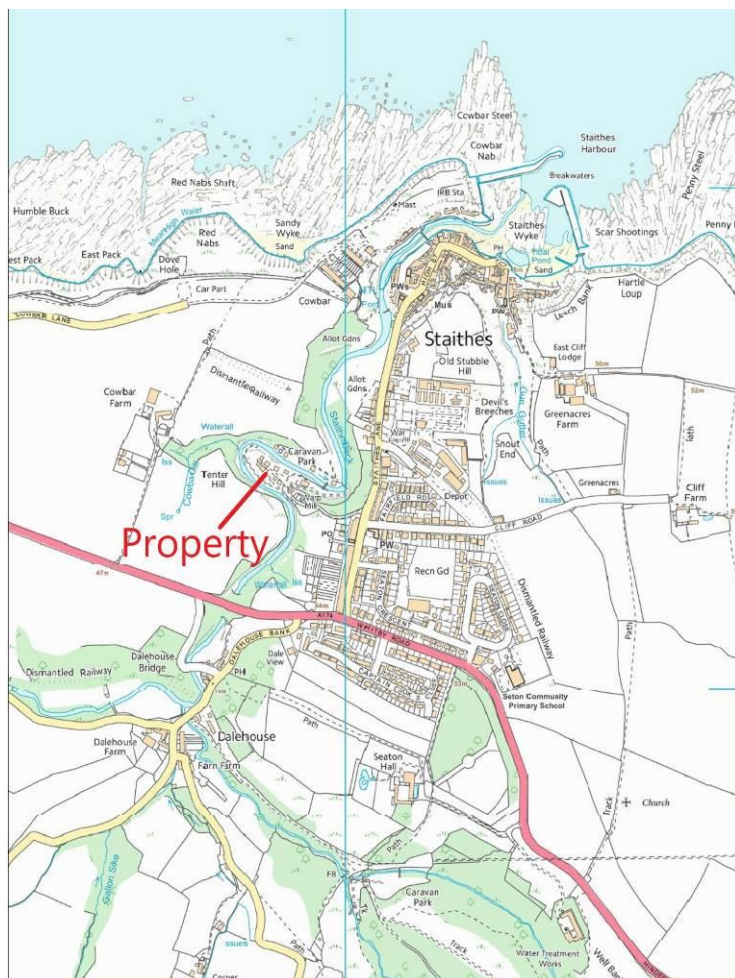


Bedroom 3: A single bedroom with a uPVC double glazed window facing out to the side, central heating radiator.

Outside

The property has a small area of ground at the front and rear, plus a paved parking area / patio to the side. There is a small store to the rear.

GENERAL REMARKS AND STIPULATIONS



Viewing: Viewings are strictly by appointment through the sole selling agents. All interested parties should discuss any specific issues that may affect their interest with the agent's office prior to travelling or making an appointment to view.

Directions: From Whitby, head north along the A173 coast road passing through Sandsend, Lythe and Hinderwell until you reach Staithes. Turn right in the upper village onto Staithes Lane and drive along past the Post Office and turn left at the end of the terrace down to the Warp Mill Caravan Park. As you reach the bottom of the road down into the Park, No.26 is on the right, marked by the Richardson and Smith 'For Sale' board.

Planning Restrictions / Covenants: It is understood that a planning condition requires the property to be vacated for a period between 7th January and 7th February each year. The property is not to be used as a principal home or business use (including holiday letting) is not permitted.

Planning Authority: North York Moors
National Park. Tel: 01439 770657

Tenure: The property is to be leasehold with a 125 year lease. There is a management agreement in respect of an annual service charge as referred to in 'Services' above. A Service Charge of £2,500- £3,000 per annum is payable, which covers communal site maintenance, buildings insurance, water and sewerage.

Contents: Available by separate negotiation.

Services: Electricity is available to a sub-metered supply. Water and drainage are covered in site service charges. The central heating runs on bottled gas which will need to be purchased by the new vendor.

Council Tax: This property is exempt from Council Tax. Please discuss with vendor on viewing.

Post Code: TS13 5AD

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	44 E	
21-38	F		
1-20	G		

IMPORTANT NOTICE

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.

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Call us for a free appraisal of your property if you are considering selling



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