



**4 THE GREEN, BOWLAND FELL, TOSSIDE**  
**£185,000**



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## 4 THE GREEN, BOWLAND FELL, TOSSIDE, BD23 4SD

Very well appointed two bed roomed fully residential park home "Victor Monaco Duo" located in a stunning position on the Bowland Fell Park in a rural location.

Approximately three years old with quality fixtures/fittings throughout including upvc double glazed windows and external door, piped LPG heating system, fully fitted kitchen with integral appliances, two bathrooms.

Large open plan light and airy lounge/dining/kitchen with open views, and two good sized bedrooms.

Outside balcony/decked area, tended gardens and parking for 2 vehicles.

Well worthy of internal inspection to fully appreciate the size and quality.

Ideal for a couple/retired buyers as age restrictions apply.

Superb local walks and on-site amenities such as public house, site shop and swimming pool.

Bowland Area of Outstanding Natural Beauty is on the doorstep plus Gisburn Forest, ideal for walking or cycling enthusiasts.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Open Plan Lounge/Kitchen, Utility Room, Master Bedroom plus Ensuite, Second Bedroom, Bathroom.

#### Outside

Decked Area to the Front, Gardens, Parking for 2 Vehicles.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Lounge/kitchen:

22'0" x 19'4" (6.71 x 5.88)

Two upvc double glazed double doors to the front elevation.

##### Lounge Area:

With flame effect electric fire within contemporary surround, five upvc double glazed side windows, space for table, two radiators, plus vertical radiator, open ceiling with recessed spotlights.





### **Kitchen Area:**

Range of modern kitchen base units with complementary work surfaces, wall units, integral appliances including Candy gas oven, 5 ring gas hob, fridge/freezer, dishwasher, extraction hood, microwave, sink with mixer taps, breakfast bar.





### Utility Room:

5'10" x 4'10" (1.79 x 1.48)

Upvc part glazed side external entrance door, upvc double glazed window, base units space for washing machine, sink with mixer taps, cupboard housing boiler, and radiator.



### Inner Hallway:

Access from the lounge to 2 bedrooms and shower room, storage cupboards and radiator.

### Bedroom 1:

13'5" x 9'5" (4.08 x 2.87)

Double bedroom, with fitted bedroom furniture wardrobes/drawers, upvc double glazed window, and radiator.



### Ensuite Bathroom:

5'7" x 6'1" (1.70 x 1.85)

3-piece white bathroom suite comprising bath with shower over off the system, vanity wash hand basin, WC, upvc double glazed window, heated towel rail.





### **Bedroom 2:**

9'9" x 9'6" max (2.97 x 2.89)

Upvc double glazed window, radiator, built in wardrobe, and wall cupboards.



### **Shower Room:**

6'11" x 6'7" (2.11 x 2.01)

Large shower enclosure with shower off the system, low flush WC, vanity wash hand basin, heated towel rail.



### **OUTSIDE:**

Parking for two vehicles at the front, raised decked area to the front, garden areas laid to lawn.



**Tenure:**

Leasehold with licence with site fee of £216.86 per calendar month which includes water/drainage.

**Services:**

Electric and Gas charges apply.

**Restrictions:**

No Occupiers under 50 years of age.  
Pets, 2 permitted.

**Directions:**

Enter Bowland Fell Park, proceed past the Crowtrees public house, bare right past the site office, straight on, go left signed The Green, proceed around to the right and No 4 is on the right hand side. A For Sale board is erected.

**Viewing:**

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

**Purchase Procedure:**

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

**Marketing:**

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

**N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.**

**N.B.** No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

**N.B.** Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.



**Local Authority:**  
 North Yorkshire Council  
 1 Belle Vue Square  
 Broughton Road  
 SKIPTON  
 North Yorkshire  
 BD23 1FJ

GROUND FLOOR  
 753 sq.ft. (70.0 sq.m.) approx.

Council Tax Band 'A'



TOTAL FLOOR AREA: 753 sq.ft. (70.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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