



14 THE SPINNEY, BOWLAND PARK
£120,000





14 The Spinney, Bowland Park, Tosside, BD23 4SD

Well presented, 2 bedroom detached park home, located on the popular Spinney development on the edge of Bowland Fell Park in Tosside.

Offering level accommodation with the advantage of a 12 month residential license.

Accommodation comprises kitchen with modern kitchen units and appliances, dining room, large lounge with 3 large upvc double glazed windows, 2 bedrooms and a bathroom, rear extended area utilised as an office.

Outside the property has mature gardens and a parking area.

Gas fired central heating, decorated to a good standard throughout, ready for immediate occupation.

ACCOMMODATION COMPRISES:

Ground Floor

Lounge, Dining Room, Kitchen, 2 Bedrooms, Bathroom.

Outside

Garden Areas

ACCOMMODATION:

GROUND FLOOR:

Lounge:

19'5" x 11'1" (5.91 x 3.37)

Good sized room with 3 upvc double glazed windows, flame effect Calor gas fire within wooden surround with marble inset and hearth, boarded ceiling, recessed spotlights, radiator, folding glazed double doors to the dining room.



Dining Room:

10'0" x 9'6" (3.04 x 2.89)

Upvc double glazed windows, upvc double glazed external door, space for table.





Kitchen:

9'5" x 11'2" (2.87 x 3.40)

Side external entrance door, range of modern kitchen base units with complementary worksurfaces, wall units, tall unit, stainless steel sink with mixer taps, cooker point, upvc double glazed window, tiled floor, gas hob, electric oven, extraction hood.



Bedroom 1:

9'2" x 11'0" (2.79 x 3.35)

Double bedroom, upvc double glazed window, radiator, built in wardrobes.



Bedroom 2/ Utility Room:

8'5" x 9'5" (2.56 x 2.87)

Upvc double glazed window, radiator, plumbing for washer, cupboard, Karndean flooring.



Inner Lobby:

2'6" x 5'5" (762 x 1.65)

Radiator

Bathroom:

6'7" x 5'4" (2.00 x 1.62)

3-piece bathroom suite comprising bath with electric shower over, wash hand basin, WC, upvc double glazed window, heated towel rail, tiled walls, tiled floor.

Lean to Conservatory:

5'4" x 8'9" (1.62 x 2.66)

Accessed via 2nd bedroom, upvc double glazed windows, upvc external entrance door, insulated ceiling.



**OUTSIDE:**

Garden areas and a parking space.

Directions:

Enter the park off the main road, proceed approximately 600 yards and 14 The Spinney is on the left hand side, a for sale board is erected.

Tenure:

This property is a park home and ground rent is payable per month.

Note there are several park restrictions/rules which apply to these homes, one is that occupiers have to be over 55 years of age.

Services:

Mains water, drainage, electric and gas fired central heating.

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.

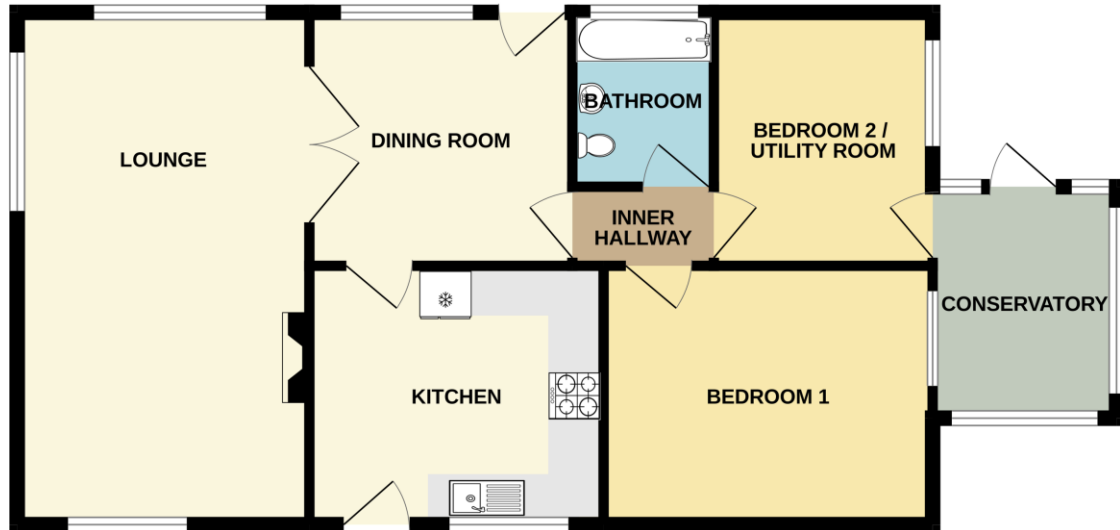
Local Authority:

North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'A'



GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA: 732 sq.ft. (68.0 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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