

# Park Row



## Bridlington Holiday Park, Carnaby, Bridlington, YO15 3QG

£89,995



**\*\* THREE BEDROOMS \*\* GATED COMMUNITY \*\* CLOSE TO AMENITIES \*\*** Luxury lodges set on Bridlington's newest pet friendly holiday park in a secure, private community with all the benefits of a home from home, but by the sea. This fully furnished 'Delta Langford' Holiday Lodge is finished to a high specification and briefly comprises: Open Plan Lounge Kitchen Diner, three bedrooms and Bathroom. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**



## ACCOMMODATION

### Entrance

UPVC door with full length double glazed unit to the side elevation leading into:

### Open Plan Lounge Kitchen Diner

Full length uPVC double glazed unit flanking entrance door.

### Kitchen Dining Area



Range of grey fronted base and wall units with chrome bowed handles. One and a half bowl stainless steel sink and drainer with chrome mixer tap over set into marble effect laminate work surface with matching upstand. Gas oven with four ring gas hob and brushed steel electric extractor fan over benefitting from downlighting. Integrated fridge-freezer. UPVC double glazed window to the side elevation. Central heating radiator and vinyl flooring merging into:



## Lounge Area



UPVC double glazed patio doors to the front elevation with further double glazed windows to both side elevations. Inset wall mounted electric fire, television point and central heating radiator.



## Bedroom One



UPVC double glazed window to the side elevation. Range of grey front fitted wardrobes and cupboard space. Television point and central heating radiator.

## Bedroom Two



Range of grey fronted fitted wardrobes and shelving space and central heating radiator. UPVC double glazed window to the side elevation.

## Bedroom Three

Range of grey fronted fitted wardrobes and shelving space and central heating radiator. UPVC double glazed window to the side elevation.

## Bathroom



White panel bath with chrome mixer tap over and shower attachment. Chrome trimmed shower screen. White low flush w.c with chrome fittings and wash hand basin with chrome mixer tap over set into white vanity unit. Mirrored wall mounted cupboard with LED lighting. UPVC double glazed frosted window to the side elevation. White heated towel rail, electric extractor fan and wood effect flooring.

## EXTERIOR

Composite decked area and newel posts with smoked glass balustrade to the side and leading to the front of the property which offers spacious area for socialising. Outside lighting and steps leading to designating parking area.



## Bridlington Holiday Park

Bridlington Holiday Park offers luxury holiday homes for sale in a secure, private, gated community that has all the benefits of a home from home but by the sea. The Park has a 12-month license giving total flexibility when using your holiday home throughout the year, with no restrictions.

Bridlington Holiday Park is an exclusive development of 2/3 bedroom luxury homes for sale only 1.4 miles from the sea at Bridlington South Shore.

The park is gated for security and offers ample individual parking, gardens, street lighting and open views. Beyond the secure gates, we offer a landscaped country park with well-tended gardens, tarmacked driveways and street lighting.

Every property is well spaced from its Neighbours ensuring no-one is overlooked. Each property is designed individually with its own drive and garden.

### **DIRECTIONS**

Bridlington Holiday Park is located just outside of Bridlington in Carnaby, 1.4 miles from Bridlington South Cliffe. The address is Moor Lane, YO15 3QG, Bridlington. From Bridlington town centre Bridlington Holiday Park is 13 minutes by bus, using the number 121 or 45. A taxi will take 6 minutes.

Carnaby is a small village and civil parish on the A614 road in the East Riding of Yorkshire, England. It is situated approximately 2 miles (3 km) south-west of Bridlington town centre.

### **AGENT NOTE**

The photographs are stock photos.

### **Tenure: Leasehold**

### **HEATING & APPLIANCES**

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

### **MAKING AN OFFER**

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

### **MEASUREMENTS**

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

### **OPENING HOURS**

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

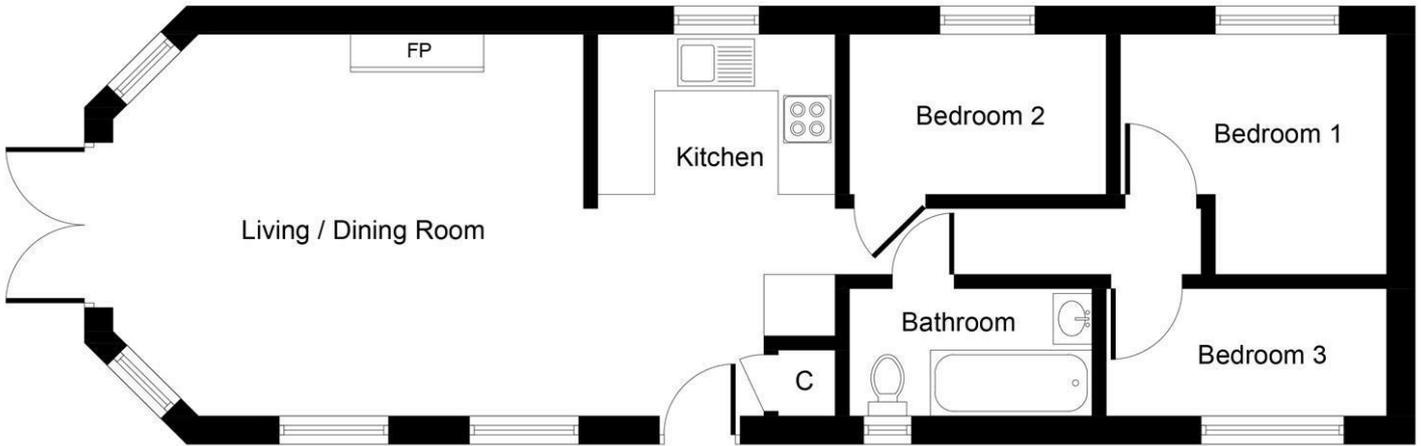
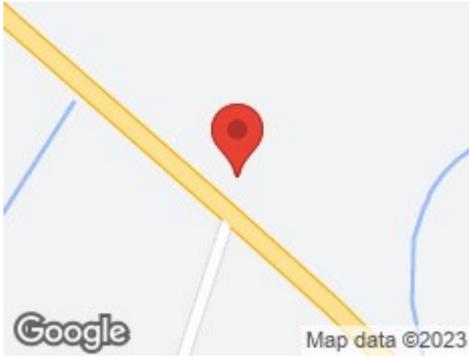
### **VIEWINGS**

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

### **TENURE**

Please note: The Tenure for the property has been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.



**Approximate Floor Area**  
**576 Sq. ft.**  
**(53.5 Sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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