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"For Sales In The Dales"



Victory Echo, Leyburn Caravan Park, Riseber Lane

- Unique Holiday Park In Popular Town
- Modern 2019 Model 28 x 12 ft, Static Holiday Home
- Private Sought After Location
- 2 Bedrooms
- Open Plan Living Kitchen
- Shower Room
- Double Glazing
- Gas Central Heating
- Site Fees Apply
- 10.5 Months Occupancy

Postcode: **DL8 5DQ**

Tenure: **See Details**

Energy Efficiency Band: **TBC**

Local & Planning Authority:
North Yorkshire Council

Asking Price: £39,950



Unique Holiday Park Home of 17 In Popular Town. Secluded Private Location. Modern 2019 Model 28 x 12 ft, Static Caravan Holiday Home. 2 Bedrooms. Shower Room. Living Space. Double Glazing. Gas Central Heating. Site Fees Apply. 10.5 Months Occupancy.

Leyburn Caravan Park is situated at the top of Riseber Lane in Leyburn, a lovely, private park of 17 static caravans. The current owners have owned this site since 1976 and enjoy looking after the park and maintain it well.

The park is open 10.5 months of the year from 1st March to 5th January, which gives you time to enjoy the Yorkshire Dales countryside. You are allowed to sub-let for 6 weeks of the year to be able to re-coupe some of the costs.

Site fees apply, which include water, gas and electric are at cost. currently fees are paid for this year (2023).



Accommodation

Open Plan Living Kitchen 11'6" x 13'5" (3.5m x 4.1m). Lovely spacious room. Oak effect vinyl flooring to the kitchen and dining area, carpet in the lounge. The kitchen area consists of a newly fitted kitchen with quality appliances, such as an electric oven and grill with gas hob and extractor hood, an integrated fridge freezer, microwave oven, and a stainless-steel sink and drainer. Radiator and electric fire. Windows on three aspects to the front.

Bathroom 6'5" x 3'7" (1.96m x 1.1m). Modern suit. Oak effect vinyl flooring. Radiator. WC. Wash basin in vanity unit. Shower cubicle with mixer shower. Extractor fan. Frosted window to front.

Bedroom 1 8'1" x 6'5" (2.46m x 1.96m). Spacious double bedroom. Fitted carpet. Built in corner storage cupboards. Radiator. Window to side.

Bedroom 2 8'3" x 5'6" (2.51m x 1.68m). Set up as a twin bedroom. Fitted carpet. Radiator. Built in storage. Wall light & shelf. Window to rear.

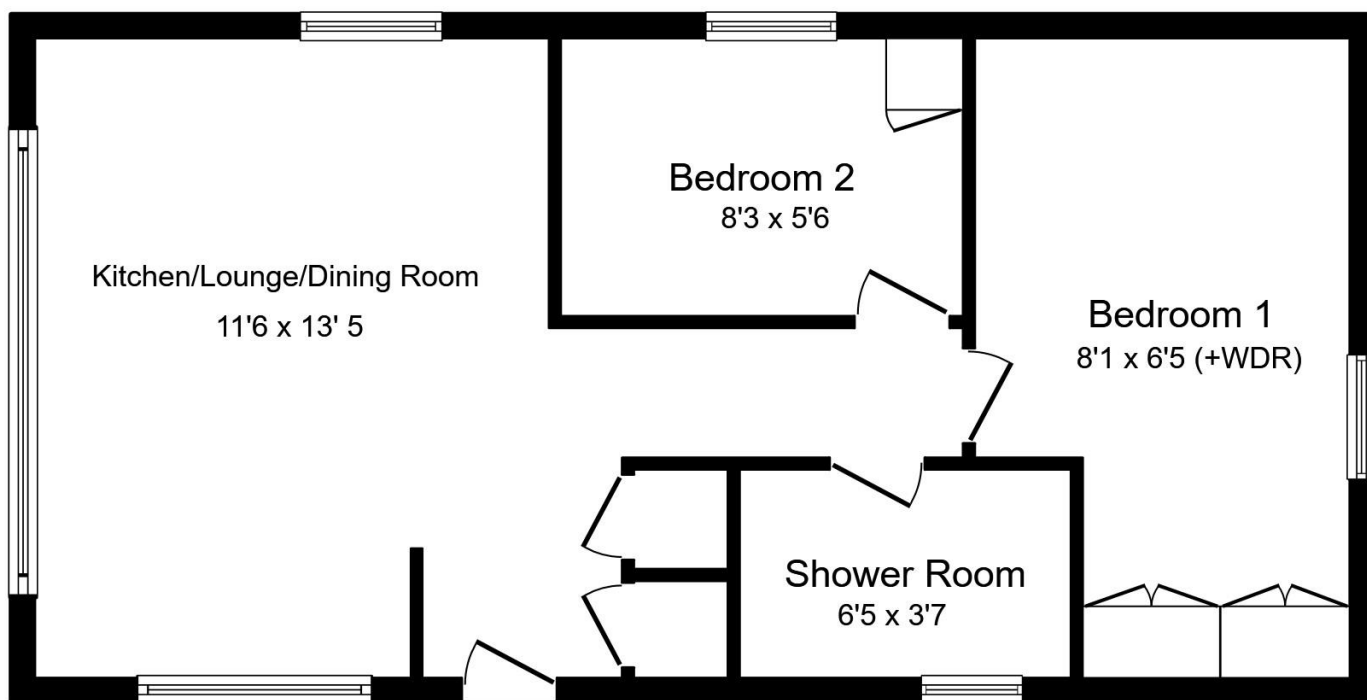
Agents Notes All appliances and furnishings, along with curtains will be included in the sale. The caravan must only be used as a holiday home.



Tenure

The tenure is a site licence from the BH&HPA of 10 Years from Purchase.





Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.