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"For Sales In The Dales"



Baywood, Leyburn Caravan Park, Riseber Lane

- Unique Holiday Park In Popular Town
- Modern 2022 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**

Council Tax Band:

Energy Efficiency Band: **To be confirmed**

Local & Planning Authority:
North Yorkshire Council

Asking Price: £54,950



Unique Holiday Park Home of 17 In Popular Town. Secluded Private Location. Modern 2022 Model 28 x 12 ft, Static Caravan Holiday Home. 2 Bedrooms. Bathroom. 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 12'1" (3.5m x 3.68m). 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 with gas hob and extractor hood, a freestanding fridge and freezer, microwave oven, and a stainless-steel sink and drainer. Wall mounted radiator and electric fire. Windows on three aspects. Door to terrace.

Rear Hall Coat hooks. Storage cupboard with shelves. Radiator. Rear Door.

Bathroom 6'2" x 3'6" (1.88m x 1.07m). Modern suit. Oak effect vinyl flooring. WC. Wash basin. Shower cubicle with mixer shower. Heated towel rail. Extractor fan. Frosted window to front.

Bedroom 1 8'1" x 7'9" (2.46m x 2.36m). Spacious double bedroom. Fitted carpet. Coved ceiling. Built in storage cupboards. Floating dressing table and mirror. Radiator. Window to front.

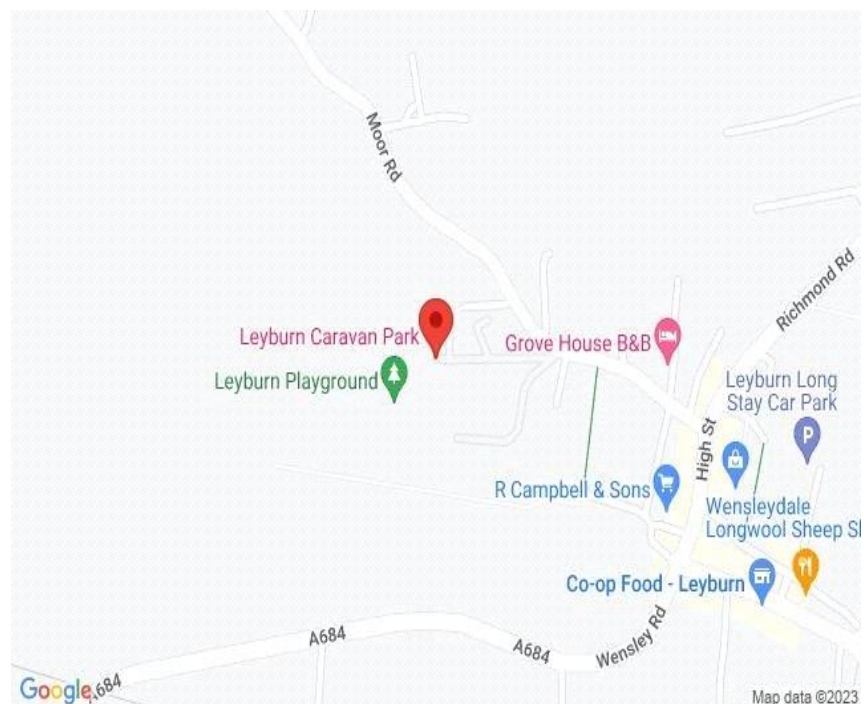
Bedroom 2 6' x 4'9" (1.83m x 1.45m). Set up as a twin bedroom. Fitted carpet. Coved ceiling. Radiator. Window to rear. Built in storage.

Outside

Decking Private suntrap decking area.

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.



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.

Caravan Holiday Home: EN 1647



The manufacturer has declared the above structural thermal rating for this holiday caravan. The rating is provided for comparison purposes only and is based on a 1 - 10 scale.

The higher the number the better the structural thermal rating of the holiday caravan.

Manufacturer	Victory Leisure Homes Ltd
Model Name	Baywood 28x12 2 Bed
Model Specification	Front Door

The caravan holiday home which this label refers to is **NOT** designed for residential use.

Note: This is not an energy assessment rating.

www.thencc.org.uk

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