



## **20 Flying Horseshoe, Clapham, LA2 8ES Offers In The Region Of £39,950**

Fully winterised and immaculate pre-owned Regal Inspiration, 2 bedroom holiday caravan in stunning setting, close to the Yorkshire Dales National Park.

This is the perfect holiday getaway situated on a quiet park, providing great opportunities for days out in the Yorkshire Dales, Lake District and Forest of Bowland.

The Flying Horseshoe Caravan Park operates a 50 week holiday season. Site fees TBC



## 20 Flying Horseshoe



This winterised and immaculately presented caravan briefly comprises: spacious open plan kitchen/diner/lounge with patio doors to external timber decking, inner hall; double bedroom 1 with en-suite WC; single bedroom 2 and shower room.

Outside, there is a parking for 1 vehicle. Timber decking to the front and side aspects.

### Location

The Flying Horseshoe Caravan Park is a small owner's only site located in the hamlet of Clapham Station on the western edge of the Yorkshire Dales National Park. The village of Clapham is very much a gateway to the Dales, with a delightful nature reserve providing access to Ingleborough Cave, Troller's Gill, Gaping Gill and Ingleborough itself. The village has a shop and pub. Nearby market towns include Settle, Bentham and Kirkby Lonsdale, with the A65 providing access to the Lake District. The location is also ideal for the Forest of Bowland and Morecambe Bay.

### Property & Site Information

50 week season - the site typically closes during the last 2 weeks of January. Site fees TBC. Site fees include water, drainage and maintenance of the park. Electricity and gas are paid based on usage. Well insulated with UPVC double glazing throughout, gas central heating, winterised including: Kingspan insulation, lagged pipework.

All furniture, fixtures and fittings included in sale.

### Accommodation

## Entrance Hall



Fitted carpet, two double glazed windows, UPVC door, storage cupboards.

## Sitting Room 5.3 x 3.5



Fitted carpet, two radiators, electric fire with surround, 50" wall mounted LG TV, double glazed windows to three aspects, UPVC patio double doors to decked seating area.

## Kitchen 2.69 x 2.02



Vinyl flooring with tile effect, double glazed window, modern style cream gloss fitted

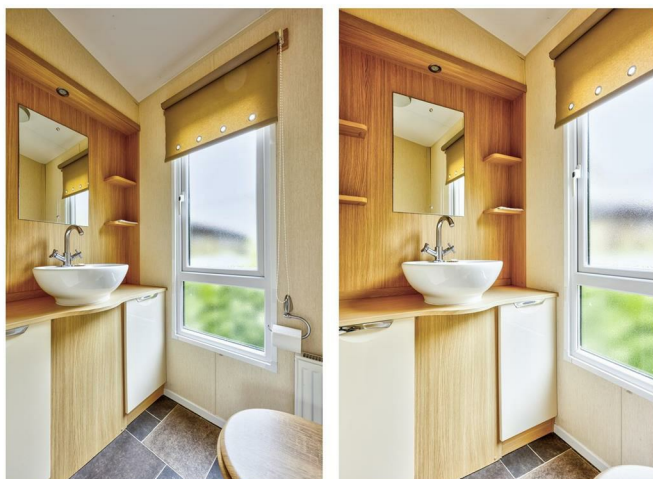
base units with complementary black granite effect worktop, single stainless steel drainer sink with mixer tap, Baumatic LPG hob with extractor hood and glass splashback, integrated Baumatic single oven and microwave, Biko fridge freezer.

### **Bedroom 1 3.3 x 2.4**



Fitted carpet, radiator, double glazed window, fitted bedroom furniture including, king size bed with storage, bedside drawers, storage and wardrobe, wall mounted Samsung TV, en-suite.

### **En-suite 1.65 x 1.09**



Vinyl flooring with tile effect, radiator, textured double glazed window, wash basin with vanity unit, WC.

### **Bedroom 2 9'9" x 6'3" (2.98 x 1.91)**



Fitted carpet, radiator, two double glazed windows, fitted bedroom furniture including single bed, wardrobe, and bedside drawers.

### **Shower Room**



Vinyl flooring with tile effect, radiator, textured double glazed window, wash basin with vanity unit, WC, shower cubicle, extractor fan.



## External



Wrap around solid wood decking to front and side, parking for one vehicle, two sheds, one 6x4 and one with water, drainage, elec and washing machine.

## Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

## OFFER PROCEDURE

Fisher Hopper, 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

## FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

## MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation

service anywhere in the country. Call or email now to let us get you moving.

## FISHER HOPPER

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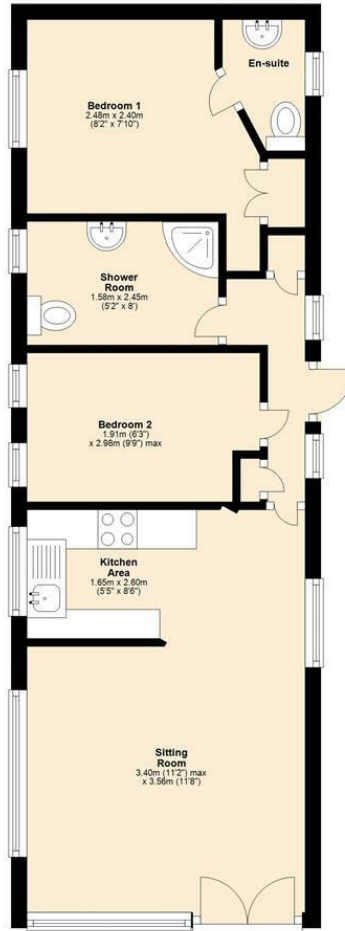
The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

## FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

## Floor Plan

**Ground Floor**  
Approx. 42.2 sq. metres (453.8 sq. feet)



Total area: approx. 42.2 sq. metres (453.8 sq. feet)  
**20 Flying Horsehoe, Clapham**

## Area Map



## Energy Efficiency Graph

