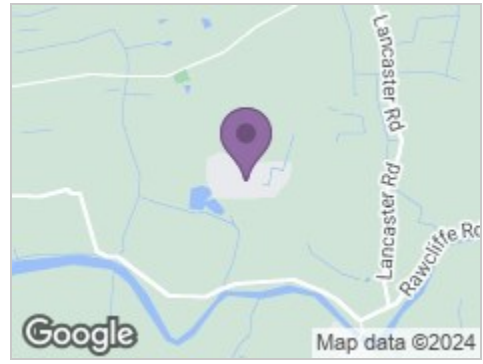


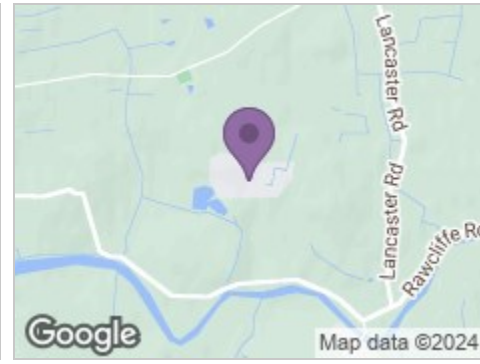
Road Map



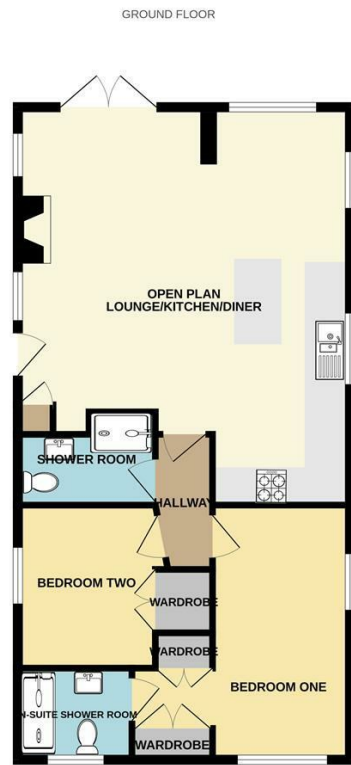
Hybrid Map



Terrain Map



Floor Plan



While 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 is given as to their operability or efficiency on the ground.
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Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

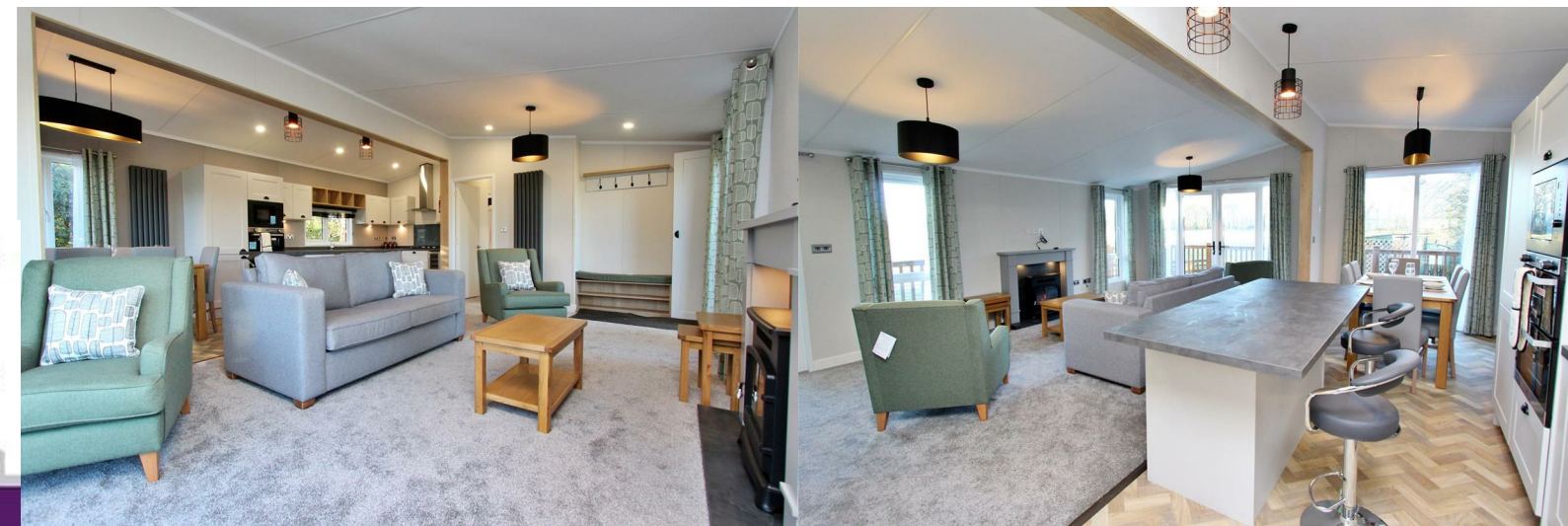
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



15 The Poplars Rawcliffe Hall Holiday Park

Wyreside, Out Rawcliffe, PR3 6TQ

Asking Price £172,995



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15 The Poplars Rawcliffe Hall Holiday Park

Wyreside, Out Rawcliffe, PR3 6TQ

Asking Price £172,995



Open Plan Lounge/Kitchen/Diner

23'6" (at widest) x 19'7" (at widest)
UPVC door to side providing access. UPVC double glazed window to sides and rear. UPVC double glazed French style patio doors to rear providing access to decked patio. Feature fireplace housing 'log burner style' electric fire. Open access through to kitchen area. Range of wall and base units with complimentary worktops above. Breakfast bar with stools. Composite sink unit with mixer tap above. Five ring gas hob with extractor fan above. Wine chiller. Integral fridge and freezer. Waist height integral electric oven with integral grill and microwave above. Integral dishwasher and washing machine. Vertical radiators. Carpeting to lounge area and herring bone style luxury vinyl flooring to kitchen and dining area. Combination of spot lights and pendant lighting.

Shower Room

8'1" x 4'1"
UPVC double glazed opaque window to side. Three piece bathroom suite comprising; walk in twin shower unit, pedestal wash hand basin and low flush WC. Herring bone style luxury vinyl flooring, ladder style towel heater and ceiling lights.

Bedroom Two

9'7" x 8'1"
UPVC double window to side. Fitted wardrobe and matching bedside tables. Carpet, ceiling lights and radiator.

Bedroom One

15'3" (at widest) x 12'4" (at widest)
UPVC double glazed window to front and side. Ottoman bed with storage. Fitted wardrobes with matching dressing unit and bed side tables. Carpet, ceiling lights and radiator. Access to En-suite shower room.

En-Suite Shower Room

6'7" x 5'3"
UPVC double glazed opaque window to front. Three piece bathroom suite comprising; walk in twin shower unit, pedestal wash hand basin with cupboard beneath and low flush WC. Herring bone style luxury vinyl flooring, ladder style towel heater and ceiling lights. Fitted shelves.

Chalet Details & Key Information

2023 Sunseeker Supreme Lodge (Brand New)
Sale price includes all fixtures, fittings and furnishings.
Includes 2024 site fees & luxury wrap around deck & skirting
11 month owner season
Owners only site
2 bedrooms (Sleeps 6)

Site Location

Rawcliffe Hall Holiday Park is located off Crow Lane, Out Rawcliffe, PR3 6TQ.

Rawcliffe Hall

Rawcliffe Hall is steeped in history and boasts a snooker hall, breath taking woodlands walks, bar

serving traditional ales and cosy lounges. There is also an on site shop and launderette.

Site Fees

For new customers this is an annual fee of £4,180 and £5,190 for Twin Units. This can be paid in one or two installments. Payment one for both options is due 1st December, the second payment is due by 7th February. (£50 discount is offered if paid in full) Site fees include water rates & non commercial business rates.

Gas

£85 per 47kg ordered in the Office Reception and delivered to your pitch.

Electric

Electric top up cards. Pay as you go.

Safety Checks

Full safety checks are carried out prior to handover. This includes a 12 month gas certificate and 3 year electrical certificate.

Unlimited Licence

Unlimited licence with no age limit restrictions so you can keep it as long as you like.

Park Opening

1st March until 4th January.
*Extended for some lodge plots

Finance

Finance is available, subject to status.

Insurance

Opt for insurance via the site which is on average £250 per annum or an alternative provider.

