



Energy Performance Certificates

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Directions

Proceed from Birstwith up towards High Birstwith and pass the church on your left and Belmont Grosvenor preparatory school on your right. There is a sharp turning to your right that leads into Reynard Cragg Lane. Follow it all the way down to the bottom where the private security gates are and the seller will meet you in the car park area on the right.
Council Tax Band Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£64,950

Atlas Sherwood Lodge, 1, Reynard Crag Lane,
Reynard Cragg Park, High Birstwith, HG3 2JQ

2 Bedroom Park home

Built in 2018 this smartly presented detached two bedroom Lodge offers comfortable accommodation located on the award-winning Reynard Cragg Park development in High Birstwith. An internal inspection is strongly recommended.



HOPKINSONS
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Description

Reynard Crag Park is located at the end of Reynard Crag Lane. It offers luxury five star holiday park where it is open for 10 months of the year from the 1st of March until the 15th of January. There are nearby village amenities in Birstwith, Hampsthwaite and Darley .

The Lodge features a private decked sitting area with glazed wind breaks. There is a useful external storage box.

The accommodation briefly comprises open plan living kitchen with dining table and chairs, sofas and an electric fireplace. There are double glazed windows and sliding patio doors to the front with a glazed wind break..

The kitchen area features a Hotpoint cooker with four ring gas hob and extractor fan over.

There is a microwave, slimline dishwasher, fridge and separate freezer with a good range of storage cupboards.

A inner hall leads to a useful utility room with a fitted boiler, Indesit washing machine and sink unit. There is a master bedroom with fitted bedroom furniture and ensuite bathroom. There is also a further double bedroom with Jack and Jill arrangement providing access to a ensuite shower room/guest cloakroom.

The property is located within a well-kept privately approached development that his family run and his renowned for its high quality plus peace and tranquillity.

