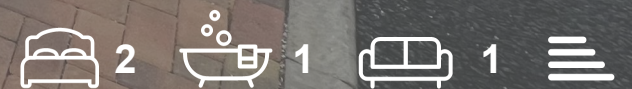




Spirit New Development, White Rose Holiday Park Hutton Sessay

Thirsk, YO7 3BD

**£79,995**



IN THE MOST DESIRABLE OF POSITIONS BOASTING A WELL PRESENTED TWO DOUBLE BEDROOM BRAND NEW HOLIDAY HOME SET ON A DELIGHTFUL PLOT WITHIN THIS WELL-REGARDED PARK. FEATURING OPEN PLAN ACCOMMODATION, LOW MAINTENANCE OUTSIDE SPACE, PARKING FOR A NUMBER OF VEHICLES AND OPEN COUNTRYSIDE VIEWS. WITH EASY ACCESS TO EASINGWOLD, THIRSK, THE A19 AND A1 FOR TRAVEL FURTHER AFIELD MAKING AN IDEAL HOLIDAY HOME.

Mileages: Mileages: Easingwold - 8 miles, Thirsk - 6.5 miles, Boroughbridge - 9 miles (Distances Approximate).

OPEN PLAN LIVING/KITCHEN/DINING ROOM

BEDROOM WITH ENSUITE, BEDROOM, BATHROOM

LOW MAINTENANCE GARDENS, WITH OFF ROAD PARKING AND RAISED TERRACE

From a UPVC part double glazed entrance door, opens to AN IMPRESSIVE MODERN OPEN PLAN LIVING/KITCHEN/DINER with triple aspect making the room not only spacious and comfortable but light and airy. UPVC double glazed door opens to a raised a composite terrace from the sitting room.

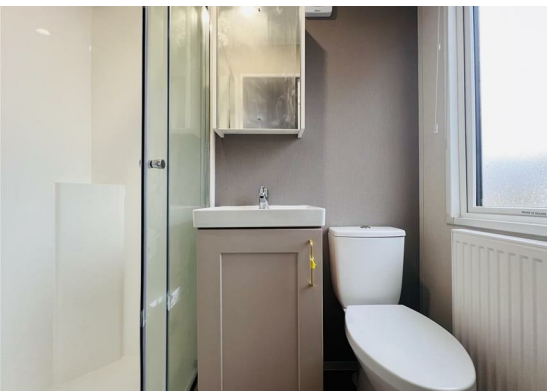
FITTED KITCHEN comprehensively fitted with a range of cupboard and drawer floor units, complemented by preparatory timber effect work surfaces and matching upstanding. 4 ring gas hob, chimney style extractor over and oven below. Inset charcoal sink unit with side drainer and mixer tap, beneath a UPVC double glazed window to the side. Integrated, fridge, freezer, washing machine and slimline dishwasher. Wall mounted LPG gas boiler in the boiler.

To one side adjoining the kitchen resides a DINING AREA.

INNER LOBBY with doors leading off.

BEDROOM ONE, UPVC double glazed window to the side, fitted wardrobes to one side. Fitted bed and headboard flanked by fitted bedside tables. Door leads to the ENSUITE with a mains plumbed shower, low suite WC, wash hand basin on a vanity unit with useful cupboard and storage below. Radiator and frosted UPVC double glazed window.

BEDROOM TWO, fitted wardrobe, two single beds, UPVC double glazed window.





**SHOWER ROOM** with mains plumbed shower. Low suite WC, vanity wash hand basin with useful cupboard storage below.

**OUTSIDE** - Forming a row of similar park homes No 26 has a brick sett driveway to the side providing off road parking for vehicles with an adjoining mainly laid to lawn area, however the site maintains all the garden areas. On agreed purchase a composite decked veranda will be fitted with views beyond over rolling countryside. Storage is provided underneath the lodge.

**LOCATION** - Hutton Sessay is a small rural hamlet situated between Thirsk and Easingwold, which offer a wide variety of shops, schools and recreational facilities. The famous White Horse of Kilburn on the Hambleton Hills is visible from most parts of the parish.

**POSTCODE** - YO7 3BD

**SERVICES** - LPG Gas Bottles, Mains Water and Electricity. Mains Drainage.

**DIRECTIONS** - From our central Easingwold office, proceed north along Long Street and continue straight on at the mini roundabout onto Thirsk Road. Continue to the roundabout and turn right along the A19. Proceed for some distance and turn left onto Church Lane towards Hutton Sessay. Continue for some distance, going past the Horse Breakers Arms, take the next left whereupon the entrance to Holiday Park is on the left hand side.

**VIEWINGS** - Strictly by prior appointment through the selling agents, Churchills Tel: Email: [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com)

**ONSITE FACILITIES INCLUDE** - Outdoor heated swimming pool, indoor swimming pool, Children's play area, Horsebreaker's Arms Public House, Launderette.

**AGENTS NOTE** - The site fees for 2025 are £4,790 + VAT. The Park Home does not attract Council Tax as it is a Holiday Home. Gas is supplied via propane bottles whilst the electric is metered and charged per quarter. Occupancy for Holiday use is a 50 week season. Purchasing of the Park Home does not need to go through a solicitor as it is a License Agreement not Freehold. The purchase goes through White Rose Holiday Park.

Subletting is not permitted but the holiday home can be used by family members and friends.



FLOOR PLAN



LOCATION



EPC

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 firms employment has the authority to make or give any representation or warranty in respect of the property.