



10 Park View Drive, Long Ashes, Threshfield, Skipton, BD23 5PZ

Asking Price £249,950

- SUPERB PARK HOME
- GARDEN ROOM
- WITHIN THE YORKSHIRE DALES NATIONAL PARK
- CHAIN FREE
- VIEWING A MUST
- TWO BEDROOMS
- LUXURY SHOWER ROOM
- SOUGHT AFTER SITUATION
- CLOSE TO GRASSINGTON

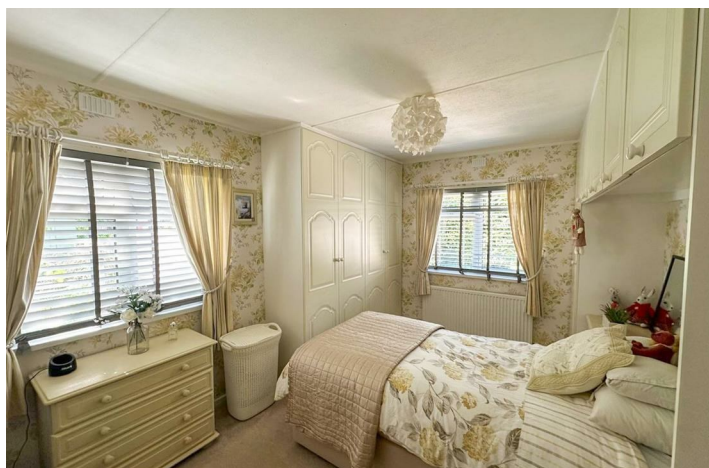
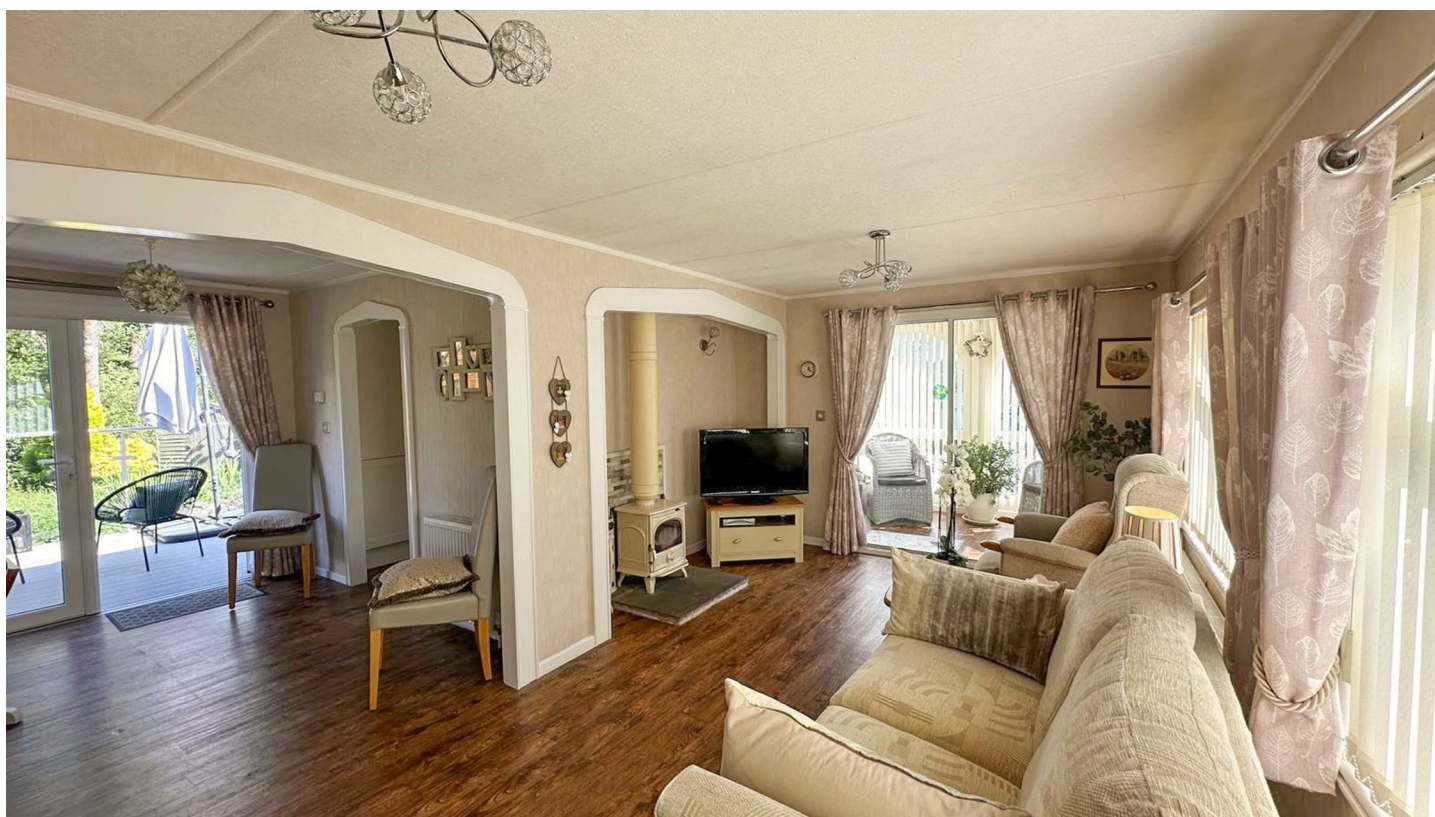


# 10 Park View Drive, Threshfield, Skipton BD23 5PZ

Step into this beautifully presented two-bedroom park home, nestled within wonderful landscaped gardens that back directly onto open woodland. Offering contemporary charm with a touch of country elegance, this home has been thoughtfully upgraded and fully insulated in recent years to provide stylish, comfortable living year-round. Early viewing is highly recommended!



Council Tax Band: A



## PROPERTY DETAILS

A stunning two double bedroom park home set in magnificent gardens adjoining open woodland. This lovely home has been upgraded and insulated over recent years to offer contemporary and extremely stylish accommodation therefore early viewing is strongly recommended. With: French doors leading into the dining area, generous sitting room with top of the range wood burning stove, garden room, stylish generously equipped kitchen, two double bedrooms with fitted furniture plus luxury shower room. Outside there is a raised deck area with glass balustrade with lift and stairs leading to a stunning garden with added bonus of a super summer house with electricity and bi-folding doors, two further useful sheds and private parking plus visitors parking.

Long Ashes is surrounded by stunning countryside within the Yorkshire Dales National Park and handily placed for the bustling market town of Skipton and the picturesque Dales village of Grassington. The leisure centre with swimming pool and gymnasium is within easy walking distance.

## INVITING DINING AREA

9'10" x 7'7"

Enter through elegant French doors into a welcoming space perfect for relaxed dining or entertaining, complete with laminate flooring and a bright, airy feel.

## SPACIOUS SITTING ROOM

18'10" x 11'1"

A generous, light-filled room featuring a top-of-the-range recessed cream wood-burning stove set on a stone hearth. Two ceiling lights, wall lights, and patio doors create a warm and inviting atmosphere.

## GARDEN ROOM

10'0" x 5'11"

Just off the sitting area, this sun-drenched room overlooks the garden and woodland beyond, offering the perfect place to unwind with your morning coffee.

## STYLISH KITCHEN

14'10" x 9'4"

A beautifully appointed kitchen with cream shaker-style units, wood-effect worktops, and sleek ceramic tiling. Equipped with built-in Neff electric oven and microwave, a four-ring gas hob with stainless steel extractor, and integrated appliances including a fridge/freezer, dishwasher, and washing machine. There's even a pleasant outlook to enjoy while you cook.

## BEDROOM ONE

12'8" x 9'5"

with a superb range of built in wardrobes with matching cupboards and enjoying dual aspect windows.

## BEDROOM TWO

9'5" x 9'0"

with a superb range of built in wardrobes with overhead cupboards.

## LUXURY SHOWER ROOM

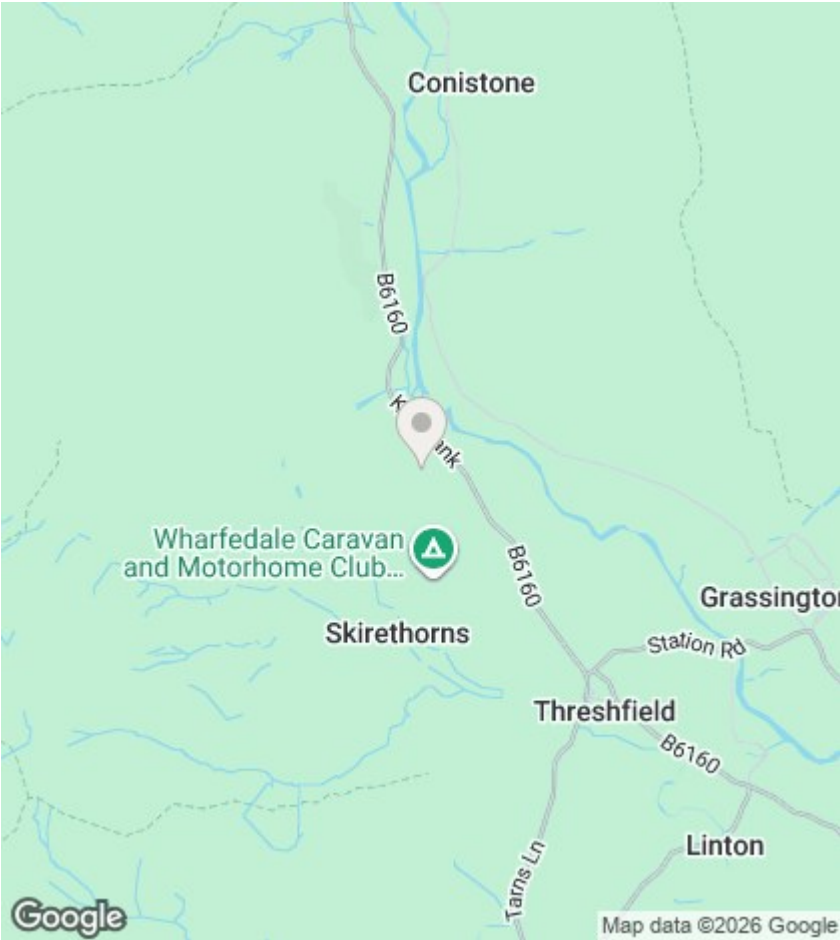
With three-piece suite with a spacious walk-in shower featuring rainfall and handheld fittings, a stylish white gloss vanity unit with sink, low suite W.C, and a heated chrome towel rail.

## OUTSIDE

At the front of the property is a low-maintenance garden, while the rear boasts a beautifully landscaped garden backing onto woodland. A contemporary balcony, featuring Trex decking and a glazed balustrade, includes both steps and a lift for disabled access, with double doors opening into the dining room. The outdoor space also includes a stunning summer house with electricity and bi-fold doors, a timber shed, and a spacious, practical composite shed. Private parking is available, along with additional visitor parking.

## ADDITIONAL INFORMATION

Monthly ground rent is £211.18, to include Monday - Friday, 9am-5pm membership at the spa, water and sewage charges and maintenance of public areas.



Directions

Viewings

Viewings by arrangement only. Call 01756 753341 to make an appointment.

EPC Rating:

| 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 |           |