



**19 Littondale Country and Leisure Park, Hawskwick, Skipton, BD23 5PX**

**Asking Price £75,000**

- TWO BEDROOM HOLIDAY LODGE
- ALLOCATED PARKING
- TOP QUALITY FIXTURES AND FITTINGS
- SOUGHT AFTER RURAL SETTING
- SEE OUR PROPERTY VIDEO BELOW
- TWO SPACIOUS DECKED VERANDAS
- LONG DISTANCE VIEWS
- MASTER ENSUITE BEDROOM
- GROUND RENT FOR 2025 HAS BEEN PAID IN FULL
- VIEWING A MUST

# 19 Littondale Country and Leisure Park, Skipton BD23

**5PX**

Perched at the forefront of this highly-sought-after location, this exceptional two double bedroom holiday lodge offers breathtaking, long distance views . With dedicated parking and spacious decked verandas, providing the perfect spot to unwind and soak in the stunning surroundings. Fully furnished and thoughtfully designed, this lodge is an ideal holiday getaway.



Council Tax Band: Exempt



## PROPERTY DETAILS

Perched at the forefront of this highly sought-after location, this exceptional two-double-bedroom holiday lodge offers breathtaking, long-distance views. With dedicated parking and spacious verandas, providing the perfect spot to unwind and soak in the stunning surroundings. Fully furnished and thoughtfully designed, this lodge is an ideal holiday getaway. Replete with top-quality contemporary fixtures and fittings, it exudes style and sophistication.

Step inside through the convenient side entrance and into the impressive open-plan living, dining and kitchen area, a beautifully designed space, perfect for entertaining. Sliding doors lead directly to the front balcony, seamlessly blending indoor and outdoor living. The inner hallway provides access to the luxurious master bedroom, complete with an elegant en-suite shower room, offering a spa-like experience. Additionally, there is a generously sized second double bedroom featuring fitted wardrobes, offering ample storage space. A stylish and contemporary house shower room completes the interior, designed with modern fittings for both comfort and convenience. Outside: The property benefits from on-site parking and two spacious balconies, one to the front and another to the side, providing the perfect spots to relax, entertain, and take in the breathtaking views. In addition the ground rent has been paid in full for 2025.

An internal viewing is a must to truly appreciate the charm, comfort, and high-end finish this stunning lodge has to offer.

Littondale Park is just 15 minutes from the iconic Dales village of Grassington and 25 minutes from the bustling market town of Skipton, where you'll find a wealth of local shops, pubs, restaurants, coffee shops and excellent train and bus links.

## ADDITIONAL INFORMATION

The ground rent has been paid until January 2026. The fees for 2025 were £5,562.

The unit is for holiday use only and cannot be a main place of residence. Prospective buyers would need to provide a copy of their council tax in order to evidence their main residence.

The licence agreement for the unit is dated to 31/12/2048.



## Directions

## Viewings

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

## EPC Rating:

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