









welcome to

Alder Avenue Nidderdale Lodge Park, Knaresborough

A well presented Park Home situated at Nidderdale Lodge Park which is ideally located for access to both Knaresborough and Harrogate.













Alder Avenue

New to the market is this charming Park Home situated in Nidderdale Lodge Park not far from both Knaresborough and Harrogate is one not to be missed! The property comprises; a family lounge with space for dining table, fully fitted kitchen, two bedrooms and shower room. To the exterior there is a side/front yard with extra outside storage space and off street parking to the rear. Located not far from Knaresborough and Harrogate centre with all of its amenities such as shops, public houses, restaurants and a hospital. Close to major road networks making it a perfect location for commuters into both towns and surrounding villages with Harrogate also having a train station with lines going direct to Leeds, Manchester and London.





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Alder Avenue Nidderdale Lodge Park, Knaresborough

- Park Home
- Two Bedrooms
- Garden
- Parking
- Great Location

Tenure: EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£130,000







Bedroom 1

Kitchen

Dining Room

Bedroom 2

Sitting Room



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HRG106867



Property Ref: HRG106867 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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