



**Nidderdale Lodge Park Alder Avenue, Knaresborough HG5 0TU**

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**Nidderdale Lodge Park Alder Avenue, Knaresborough**

Beautifully presented one-bedroom Omar park home with no chain, open-plan living, private patio, wrap-around decking, parking, and warranty to 2029, set on the peaceful over-55s Nidderdale Lodge Park near Knaresborough.



### **Entrance Hall**

The entrance hall is approached via a side-facing double-glazed door and includes a radiator, providing a welcoming entry point to the home and doors to the kitchen/diner.

### **Kitchen/Dining Room**

The kitchen/diner is fitted with a range of modern wall and base units; incorporating an oven, gas hob, sink with drainer, and integrated washing machine. A side-facing double-glazed window with blinds provides natural light, while vaulted ceilings with inset spotlights enhance the sense of space.

### **Lounge**

The lounge is a bright and welcoming space, featuring double doors to the front leading to the balcony, two side-facing double-glazed windows, and an electric fire as a focal point.

### **Bedroom One**

The bedroom is well-appointed with a side-facing double-glazed window with curtains, radiator, fitted wardrobe, and two bedside tables, creating a comfortable and practical retreat.

### **Bathroom**

The bathroom is part-tiled and fitted with a bath and shower over, sink with storage drawers, mirror, WC, and extractor fan. A heated towel rail adds comfort, while a side-facing double-glazed window provides natural light.

### **Garden**

The garden has a wrap around decking, fenced boundaries, courtyard to the side and there is one allocated parking space with visitor parking also.



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## **Nidderdale Lodge Park Alder Avenue, Knaresborough**

- Modern Omar Park Home
- Exclusive over-55s development
- Open-plan lounge, kitchen & dining area
- Double bedroom
- Wrap-around raised decking

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.

# £99,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HRG106954 - 0004

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**william h brown**



**01423 502282**



[harrogate@williamhbrown.co.uk](mailto:harrogate@williamhbrown.co.uk)



4 Albert Street, HARROGATE, North Yorkshire,  
HG1 1JL



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**