



Nidderdale Lodge Park Alder Avenue, Knaresborough HG5 0TU


**william
h brown**

welcome to

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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welcome to

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



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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.



Property Ref:
HRG106954 - 0004



Please note the marker reflects the postcode not the actual property

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