

HUNTERS[®]

HERE TO GET *you* THERE

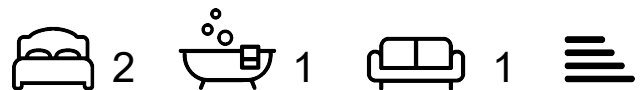


Third Avenue, Shaws Trailer Park

Knareborough Road, Harrogate, HG2 7NE

Council Tax: A

Guide Price £40,000



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Entrance Hall

Access via UPVC glazed door, radiator, storage cupboard, doors to:

Kitchen

9'10" x 8'11" (3.0 x 2.72)

Wall and base units with working surfaces over with inset stainless steel sink unit and mixer tap, inset gas hob with oven under, plumbing and space for tall fridge freezer, storage cupboard, radiator, UPVC double glazed window to side elevation, glazed door to:

Lounge

11'2" x 9'10" (3.42 x 3.00)

UPVC double glazed bay window to front elevation, UPVC double glazed window to side elevation, UPVC double glazed door, radiator, TV point.

Bedroom One

7'8" x 6'11" (2.35 x 2.13)

UPVC double glazed window to rear elevation, radiator, fitted bedroom suite.

Bedroom Two

7'0" x 5'4" (2.15 x 1.63)

UPVC double glazed window to side elevation, radiator, fitted bedroom suite.

Bathroom

White suite comprising panel bath, low level WC, pedestal wash hand basin, radiator, UPVC double glazed window to side elevation.,

Outside

Lawn area to the side of property..

Material Information

Tenure Type; Freehold at the discretion of the park.

Annual site fees: £2800.00 approx

Council Tax Banding; A

NO CHAIN. A spacious two bedroom park home located on the ever popular Shaws Trailer Park, for the over 45's, with permanent residency. The property is conveniently placed to access the local amenities, excellent transport links, the Stray and town centre.

With gas central heating, the accommodation comprises: Hallway, lounge, dining kitchen, two bedrooms and modern bathroom.

To the outside, there is the benefit of a private lawn garden with patio seating area and residents parking.

- NO CHAIN
- Twelve months occupancy
 - For the over 45's
- Private lawn garden with patio
 - Kitchen/diner
- Gas fired central heating
 - Residents parking
- Close to local amenities & excellent transport links
 - Modern bathroom

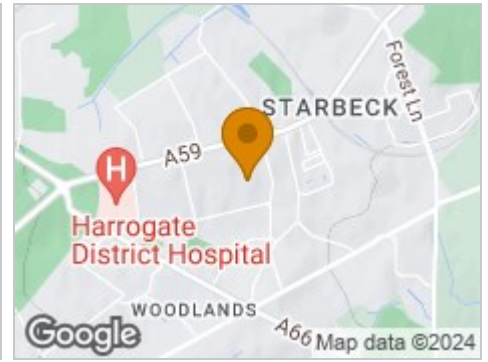
Road Map



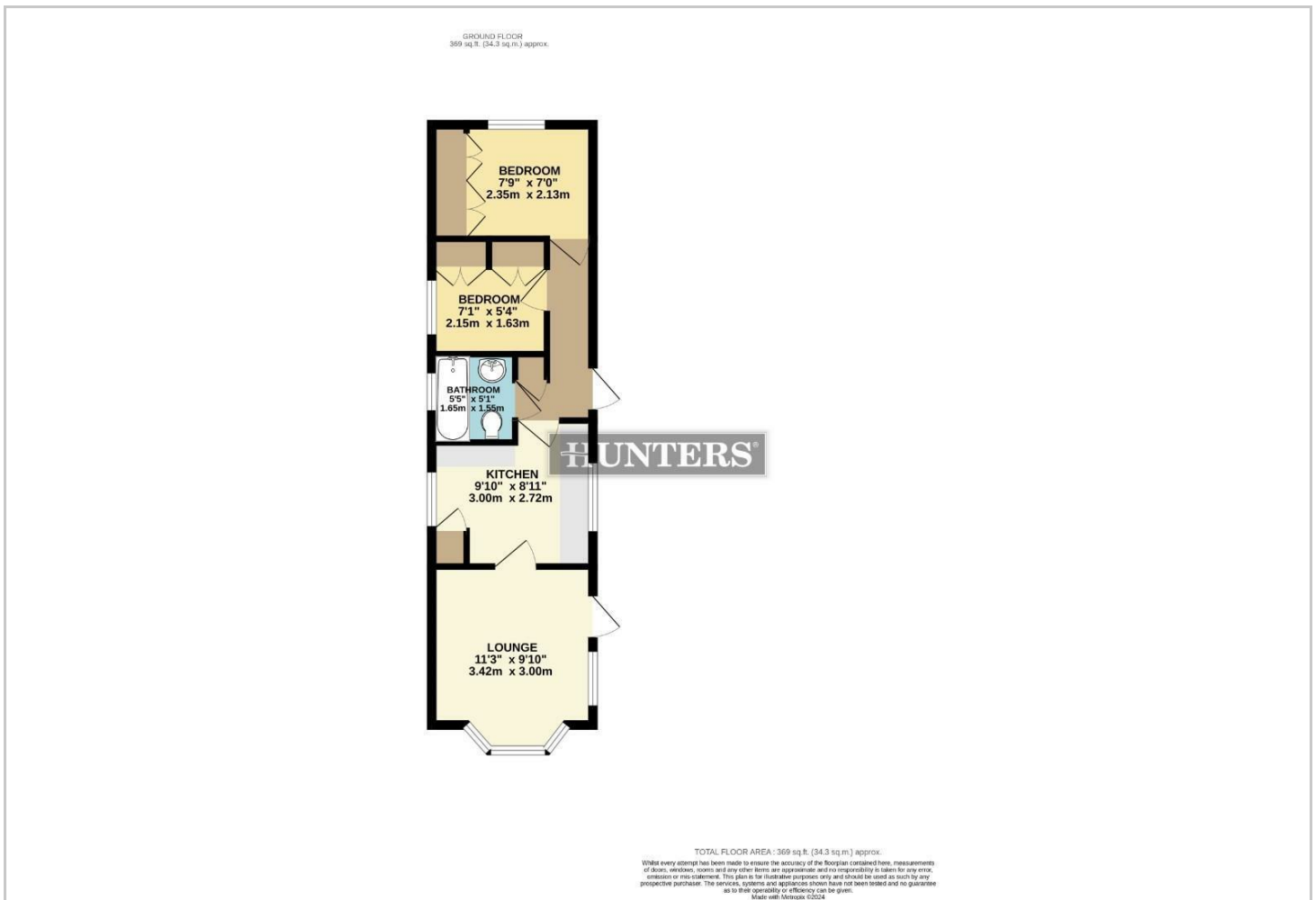
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.