



## Nidderdale Lodge, Knaresborough, HG5 OTX

- AVAILABLE TO THE MARKET CHAIN FREE
- Spacious one double bedroom park home
- Private front deck and secure fenced courtyard to the rear
- Private parking space
- Ideal location on Nidderdale Lodge Park

- Only 5 years old
- Immaculately presented
- Luxury finish
- Sold as seen inclusive of furniture
- Open plan lounge/ dining and kitchen with built in appliances



**Guide Price £100,000**



# Nidderdale Lodge, Knaresborough, HG5 OTX

## DESCRIPTION

OFFERED FOR SALE WITH NO ONWARD CHAIN. An opportunity to purchase an immaculately presented park home on Nidderdale Lodge Park. Only five years old, the park home is fully weather proof, has been maintained as new and is sold as seen inclusive of furniture. A spacious one bedroom park home for the over 50's, on the highly regarded Nidderdale Lodge Park with river views and attractive gardens. The property is situated in a sought-after location with easy access to the A59 and the wide-ranging amenities of offer in Knaresborough.

With UPVC double glazing and gas central heating, the spacious accommodation comprises: Entrance through the doorway into the inner hallway with doors through to the open plan lounge dining room and kitchen. The kitchen is well appointed with built in Fridge freezer, washing machine, oven, gas hob and extractor with stylish wood effect working surfaces. The lounge benefits from French doors opening on to the private deck with a sunny aspect. The bathroom features a bath with shower overhead, wash hand basin set in a useful vanity unit, chrome heated towel rail and W.C. The double bedroom is spacious and bright with ample fitted wardrobes.

To the outside is allocated parking with a small set of steps up to the private deck to the front and side. To the rear, a fenced off courtyard garden ideal for outdoor seating or dining. Nidderdale lodge is a residential park available for a 12 month occupancy.

Please call Hunters in Harrogate to arrange a viewing.



## EPC

Exempt from an EPC

## Material Information - Harrogate

Tenure Type: This property is neither Freehold or Leasehold and is sold under a license agreement with the park.

Leasehold Ground Rent Amount: £650 per quarter to include water

Please enquire for further details

Council Tax Banding: A







GROUND FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 378 sq.ft. (35.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be. This property is exempt from an EPC

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.



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