



Burley Bank Road, Harrogate, HG3 2RZ £40,000



- TWO BEDROOM PARK HOME
- Ample built in storage to the double bedroom
- Wooden decked veranda with steps to the garden
- Two garden sheds for storage
- No age restriction, year round residency, dogs permitted
- Open plan living/ dining room and kitchen
- Shower room with large cubicle shower
- Private lawn area with fenced borders
- Off road parking for one car
- Early viewing recommended

An opportunity to purchase a well appointed two bedroom residential Park Home, situated in this highly sought after semi-rural location on the ever popular Pinemoor Caravan Park, with permanent residency and within easy vehicular reach of Harrogate.

With gas central heating and extensive UPVC double glazed doors and windows, the accommodation comprises: Entrance into the light and spacious open plan living, dining room and kitchen. The internal hallway provides access to the boiler cupboard, Jack and Gill shower room, bedroom two and bedroom one with en-suite access to the shower room and benefitting from ample built in wardrobe space.

To the outside, a decked area provides access to the entrance doorway and a gate to the private lawn garden with fences to the perimeter, a wooden shed and a further metal shed to the rear courtyard area. The property also benefits from off-road parking. We strongly recommend an early viewing.





TOTAL FLOOR AREA: 407 sq.ft. (37.9 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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Tenure: Freehold
Council Tax Band: A

EPC
Exempt because it's a Park Home

Material Information

Tenure Type: The property is neither leasehold not freehold.

Service charge £260pcm includes water

The property is purchased under a license agreement with the park.

Council Tax Banding: A

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.