



Alder Avenue, Nidderdale Lodge Park, Knaresborough, Yorkshire,

- STUNNING REFURBISHED LODGE FOR THE OVER 50's
- Two allocated parking spaces
- Spacious lounge with double doors opening to a terraced seating area
- Two double bedrooms with fitted wardrobes
- Twelve months residency
- Attractive gardens to four sides
- Quality modern fitted kitchen
- Dining room
- Modern shower room
- Close to local amenities and offers easy access to the A59

£170,000



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

DESCRIPTION

A rare opportunity to purchase an immaculate two double bedroom park home for the over 50's, with generous gardens to four sides on the highly sought after Nidderdale Lodge Park. The property has been refurbished by the current owners to a high standard and is situated in a sought-after location with easy access to the A59 and the wide-ranging amenities of offer in Knaresborough. .

Offering generous living space throughout, the superbly presented accommodation comprises: Quality modern kitchen, dining room opening to a spacious lounge with dual aspect windows and doubles doors opening to a decked terrace seating area. An inner hallway serves two double bedrooms, both with fitted wardrobes and a modern shower room.

To the outside, the property has the benefit of two allocated parking spaces which can be found on the right hand side upon entering the park. Steps lead down to attractive, generous and well maintained gardens to four sides. The Park Home also benefits from security alarm system.

Nidderdale Lodge Park is for twelve months occupancy and an early viewing comes highly recommended to appreciate the accommodation on offer.

EPC
Exempt from an EPC

Material Information

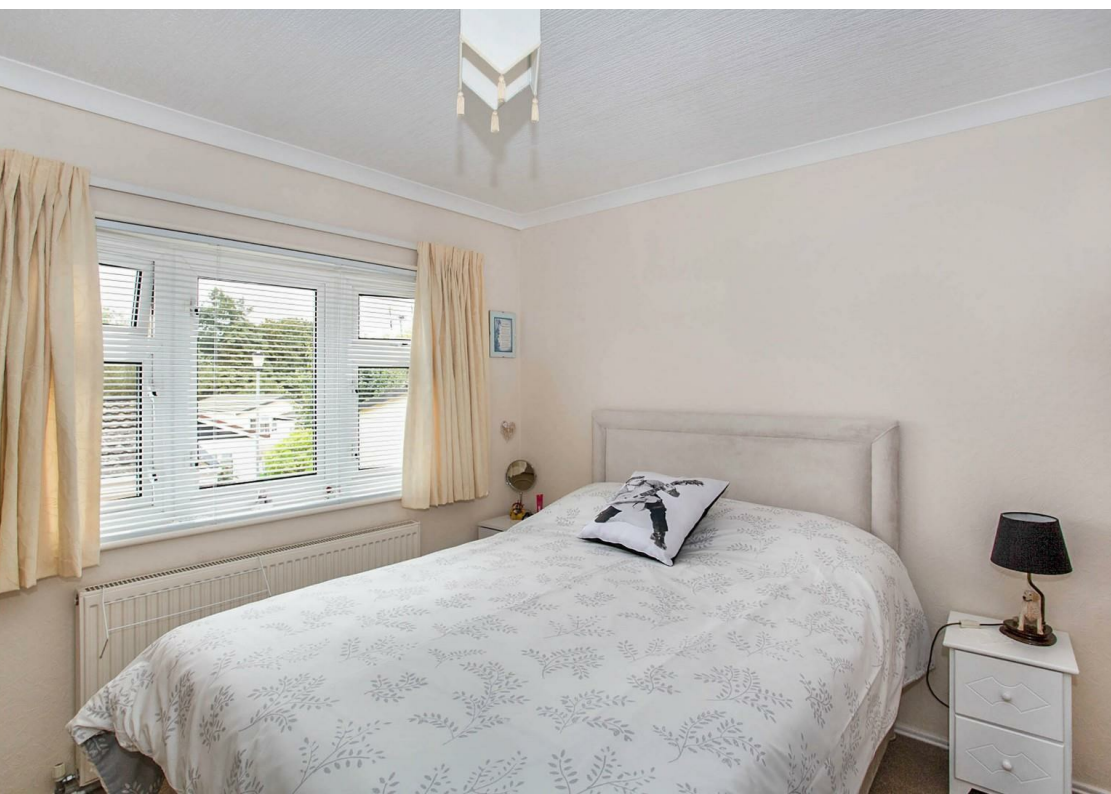
Tenure Type: This property is neither Freehold or Leasehold and is sold under a license agreement with the park.

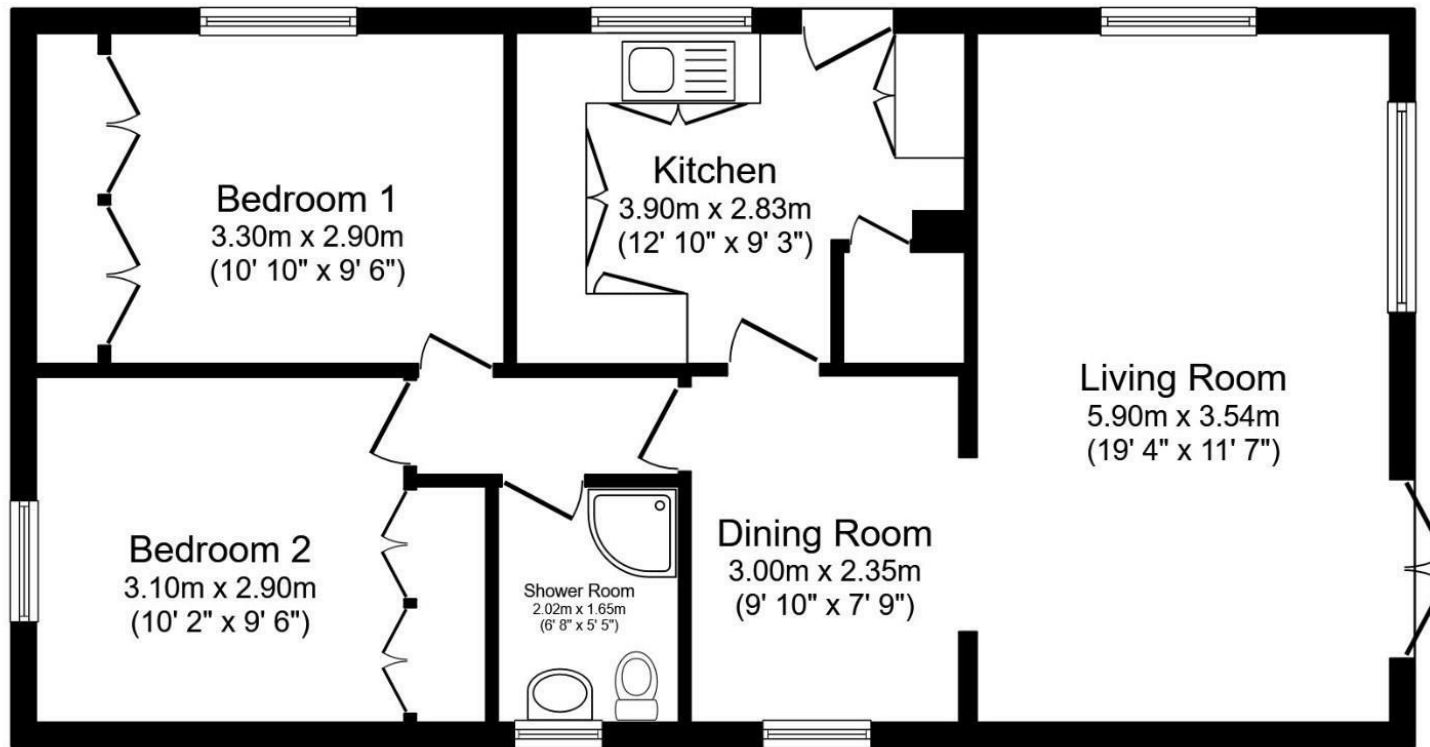
Leasehold Ground Rent Amount: £650 per quarter

Please enquire for further details

Council Tax Banding: A







Total floor area 68.4 sq.m. (736 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

Please contact 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.

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 help you through our national network of Hunters estate agents.