



Spring Lane, Kearby, LS22 4DA

- SUPERBLY PRESENTED RESIDENTIAL PARK HOME
- KITCHEN AND SHOWER ROOM REPLACED BY THE CURRENT OWNER
- ATTRACTIVE DEVELOPEMENT
- ON SITE RESTAURANT AND BAR AND ITS OWN BOWLING GREEN
- CALL HUNTERS WETHERBY TO DISCUSS THE TENURE
- TWO BEDROOMS
- DECKED BALCONY TO THE FRONT AND REAR
- OFF ROAD PARKING
- OVER 45'S

Asking Price £200,000



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DESCRIPTION

This is a superbly presented residential two bedroom park home set on this desirable and well located site to the West of Wetherby, enjoying some of Yorkshire's most attractive countryside over the Lower Wharfedale.

The property makes up part of an attractive development of twenty five similar properties on this well maintained and presented site and is one of the largest homes.

The property which benefits from LPG gas fired central heating and sealed unit windows has been significantly improved by the current owner.

The accommodation briefly comprising: entrance hall, 19'7" L shaped lounge/dining room with bow window to front and patio doors leading to the decked balcony. A fitted kitchen, two double bedrooms and a shower room that has been replaced by the seller.

Outside is a graveled driveway with two parking spaces and is beautifully maintained, well stocked gardens to side and rear. The gardens are landscaped to a high standard to the side and rear of the property incorporating flagged patio and shed.

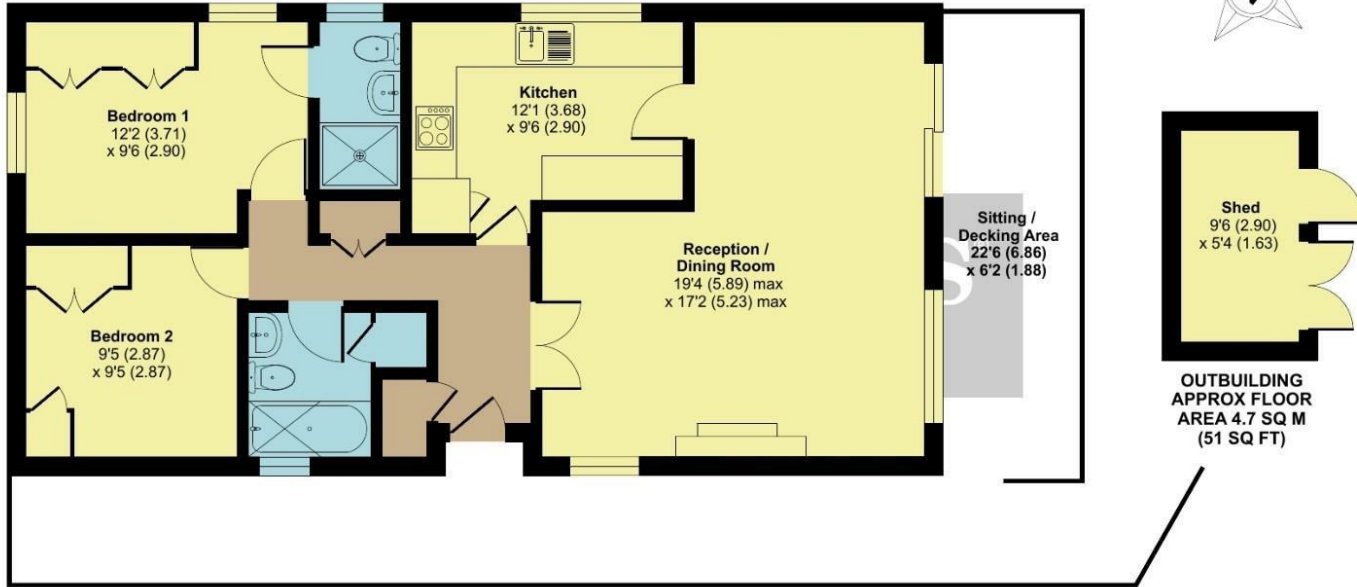
Agents note: Please note that the buyers must be over 45 years old. No children can live at the property permanently. There is a charge of 10% of the sale price payable by the sellers to the park owners on the sale of the lodge.





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Approximate Area = 779 sq ft / 72.3 sq m
 Outbuilding = 51 sq ft / 4.7 sq m
 Total = 830 sq ft / 77 sq m
 For identification only - Not to scale



GROUND FLOOR
 APPROX FLOOR
 AREA 72.3 SQ M
 (779 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Hunters Property Group. REF: 1179879

Viewings

Please contact wetherby@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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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