



Spring Lane, Kearby, LS22 4DA

- 2 BEDROOM PARK HOME
- GORGEOUS VIEWS
- OFF STREET PARKING
- HIGHLY DESIRABLE LOCATION
- ON SITE RESTAURANT AND BAR AND ITS OWN BOWLING GREEN
- COUNCIL TAX BAND A

Offers Over £175,000



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DESCRIPTION

Hunters Wetherby are proud to present this residential two bedroom park home in the sought after location of Kearby. Wetherby!

The accommodation comprises of entrance hall, lounge/dining room, kitchen, two bedrooms and house bathroom.

On entering the property you are greeted by a spacious hallway. The lounge is accessed via the double doors which is a lovely bright space with patio doors leading out onto the decked balcony, perfect for relaxing evenings. The bay window to the front also allows more natural light to fill the space.

The kitchen is fitted with a range of wall and base units with space for a fridge, freezer, cooker, dishwasher and washing machine.

Following on through the property are two spacious bedrooms and house bathroom which comprises of shower over bath, low level w/c and vanity unit.

Externally, to the front of the property is a graveled driveway with two parking spaces, gardens to the side and rear which are both well maintained. To the rear is a patio area which is perfect for outdoor seating in these upcoming summer months.

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.

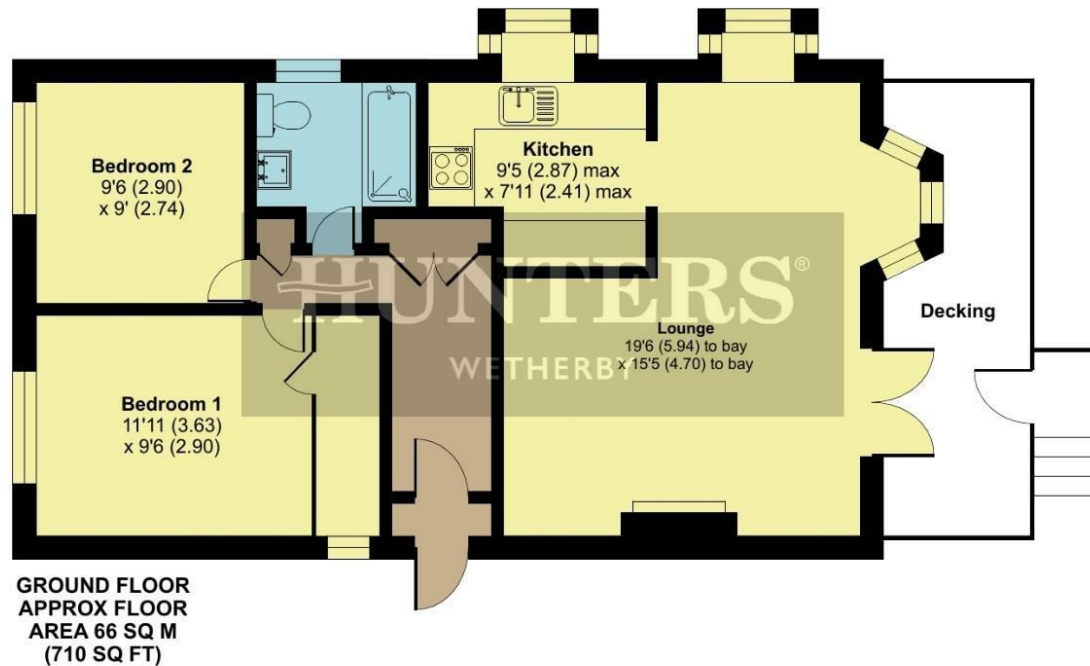




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Approximate Area = 710 sq ft / 66 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hunters Property Group. REF: 1271375

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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