



28, Fine Country Lodges,  
Street Lane, Bubwith, DN14 7NY

**Asking Price Of £45,500**

# Property Features

- Holiday Home on small Park in rural location
- 19' Living Dining Kitchen
- 2 Bedrooms & Shower Room
- Raised Decked Area & 2 Allocated Parking Spaces
- Excellent rural location twixt Howden & Bubwith

## Full Description

### SITUATION

From Howden take the B1228 towards Bubwith. After approximately 4 miles the Fine Country Lodge Park will be found on the right hand side just after passing through the sharp right hand bend.

### THE LODGE

This consists of a Caravan Holiday Home being situated on a small gated Park in an excellent rural location twixt the Historic Market Town of Howden and the popular Village of Bubwith. The Lodge was manufactured in 2021 and the fully furnished accommodation which sleeps up to 6 people comprises:

### ACCOMMODATION

#### SIDE ENTRANCE DOOR

Leading to:

**LIVING DINING KITCHEN 19' 0" x 11' 9" (5.79m x 3.58m)**

Comprising:

**LIVING DINING AREA 11' 9" x 11' 9" (3.58m x 3.58m)**

Contemporary Airblow electric fire, large picture window to front and radiator.

**KITCHEN AREA 11' 9" x 7' 3" (3.58m x 2.21m)**

Range of units comprising sink unit, base units with worktops and wall cupboards. Telford Enigma cooker with extractor over. Integrated fridge, freezer and washer drier. Cupboard housing gas central heating boiler.

#### INNER LOBBY

Radiator and leading to:





### SIDE BEDROOM 8' 0" x 5' 6" (2.44m x 1.68m)

Built-in wardrobes and cupboards, and radiator.

### REAR BEDROOM 11' 9" x 10' 3" (3.58m x 3.12m)

Build-in wardrobes, cupboards, drawers and dressing table. radiator and door into Shower Room.

### SHOWER ROOM

White suite comprising shower cubicle, vanity washbasin and low flush WC. Radiator and door from Inner Lobby.

### TO THE OUTSIDE

2 Allocated PARKING SPACES to side.

Raised DECKED AREA to front and side with uPVC Storage Box.

### SERVICES

It is understood that drainage, water and electricity are available to the Holiday Home together with gas from bottles.

### LICENCE AGREEMENT

The caravan is for Holiday and Recreational use only and cannot be used a permanent residence.

It is understood that the current Licence runs until February 2037, with the current Pitch Fee being £2950 including VAT per annum payable on the 31st January each year.

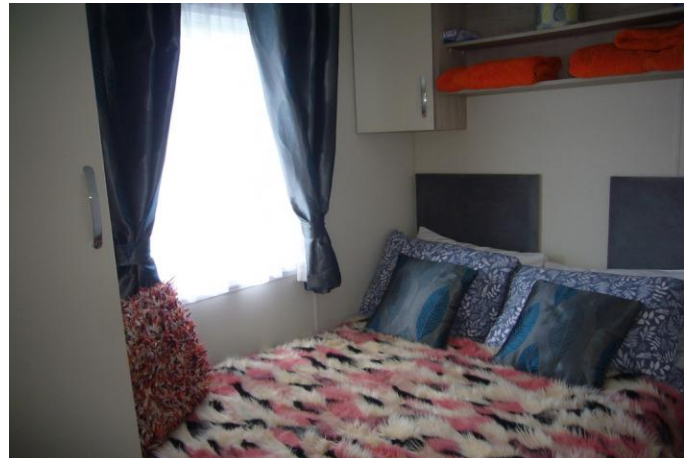
The Park is open all year round and does not allow Letting to Third Parties.

### VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

### OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.



## PROPERTY TO SELL

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