



5 Bulmer Farm Lodges | Ryton, Malton

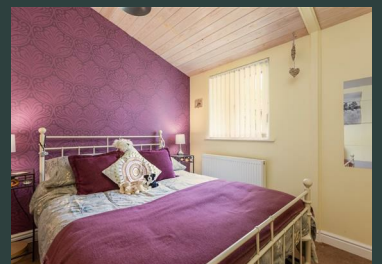
An attractive two bedroom holiday lodge located on the beautiful Bulmer Farm Lodge development. This is a delightfully located park lodge, enjoying a corner plot position. The lodge is subject to a 99year leasehold agreement. Terms apply. Offered for sale with no onward chain.

Bulmer Farm Lodges are conveniently located between Malton and Pickering.

**** VIEWING ESSENTIAL ****

- Detached holiday lodge
- Open plan kitchen/living/dining area
- Two bedrooms, bathroom and boot
- Two wooden decked areas
- Allocated parking area
- NO ONWARD CHAIN

Guide Price £105,000



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ACCOMMODATION

ENTRANCE HALL

Double radiator.

BOOT ROOM

Ideal LPG boiler, uPVC double glazed window to the front, electrical fuse board.

KITCHEN / DINING / SITTING ROOM

19'6" x 19'1" (5.96m x 5.82m)

Range of modern fitted wall and base mounted units with work surfaces over, "Belling" double oven and grill, 4 ring gas hob with extractor fan over, one and a half bowl sink and drainer with chrome mixer taps over, integral dishwasher and fridge/freezer, and rooflight in the kitchen area. 2no. double radiators, four side aspect uPVC double glazed windows and double French doors which open out onto the decking, 2no. double radiators and electric fire with modern surround.

BEDROOM 1

20'2" x 9'4" (6.15m x 2.84m)

uPVC double glazed window to the rear, double radiator, fitted cupboards, French doors leading to a balcony to the rear.

DECKING

10'4" x 6'3" (3.15m x 1.91m)

Railed with steps.

BEDROOM 2

8'5" x 9'3" (2.57m x 2.82m)

uPVC double glazed window to the front, double radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, low flush wc and pedestal wash hand basin, fully tiled walls and floor, rooflight.

DECKING

9'7" x 22'7" (2.92m x 6.88m)

Railed



OUTSIDE

To the outside, the property is complemented by the wooden decked areas with picturesque views over the park and pond and the countryside beyond. A brick set driveway provides off street parking.

SERVICES

LPG is from a central tank and is charged at cost price every 3 months through individual meter, electricity again is charged and the cost through meter reading.

A water filtration system and water softener has been installed.

TENURE

99 year lease from 2010.

VIEWING

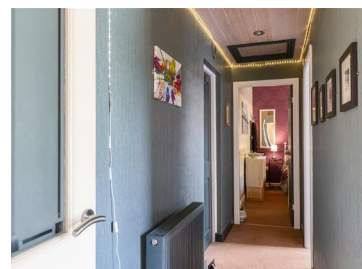
Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

WHAT3WORDS

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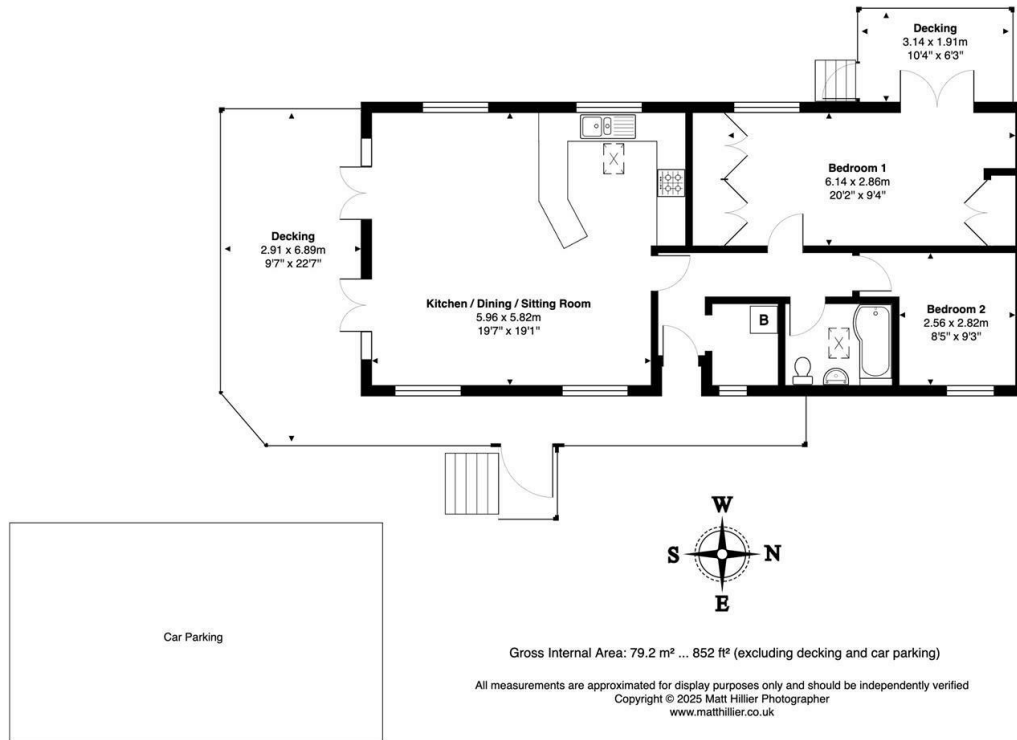
ADDITIONAL INFORMATION

We understand the annual service charge payable to Bulmer Farm Lodges is currently £3529.62. We understand 10% +VAT of the sales proceeds from the lodge is payable to Bulmer Farm Lodge Ltd on completion. As the property has an 11 month holiday park licence you must have a separate primary residence address to comply.



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5 Bulmer Farm Lodges, Ryton, YO17 6SA



VIEWING

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