



Inglebys

Estate Agents



Deepdale Cove Mill Lane

Skinningrove, TS13 4AJ

£45,000



Offered for sale is this two-bedroom lodge, 'Catana' (6 berth, 2019) model which has had very little use since new and is presented in immaculate condition throughout. Located on a prime location on the outskirts of the park, nestled by the waters edge. Built to an excellent standard with modern insulation, bottled gas central heating via combi boiler which is serviced annually and double glazed windows and doors. French doors onto the wooden veranda for those enjoyable peaceful evenings.

Idyllic, Tranquil and Peaceful surroundings is how we would best describe this wonderful attractively priced property.

The holiday park is open 12 months of the year with annual site fee's of £3,300pa (this includes water, gardening and general upkeep), which are reviewed annually, The lodge cannot be used as a holiday let (business), other than this there are no other restrictions other than the owner must have a UK residential address.

Arrange a viewing for Plot 23, on the tranquil Deepdale Cove Holiday Park, walking distance to the attractive Cattersty Sands beach and only a short drive to other seaside villages and towns!



REDUCED TO ENCOURAGE A QUICK SALE! This lodge benefits from bottled gas central heating and double glazing throughout, a large wrap around decked veranda which backs onto woodland and beck to the rear. Two bedrooms with fitted wardrobes to the main bedroom, property comes furnished with sofa bed to the lounge area. The lounge and kitchen are open plan with integrated units, including washing machine, fridge freezer. This will be drained down and over-wintered.

Tenure: Holiday Park open 12 months of the year.

Council Tax Band: Exempt.

EPC Rating: Exempt.

The Licence Agreement held by the current owner is non transferable, therefore any new owner must enter a new Licence Agreement. Site fees will be £3300 per year, these shall be covered by the current owner for the year Dec 2024/2025.

Lounge area 12'7" x 12'6" (3.84m x 3.83m)

Access the property from the side uPVC double glazed door to a spacious lounge with carpet to the floor, open plan to the kitchen and uPVC French doors to the front veranda along with uPVC windows to the side aspect.

Kitchen 12'7" x 8'10" (3.84m x 2.71m)

A beautifully presented kitchen with a range of wall and base units, including complimentary marble effect worktops and upstands, stainless steel sink/drainers with chrome mixer tap, plumbing for integrated washing machine, all appliances are integrated including dishwasher, fridge/freezer, electric hob with black glass splashback and matching black hood, eye level single electric oven and microwave, window to the side aspect, and radiator to the hallway to bedrooms. Space for dining table and chairs between the kitchen and lounge.

Bathroom 8'5" x 4'4" (2.57m x 1.33m)

White bathroom suite with mixer shower over bath and glass screen, stone effect cladding to the bath area, wood effect vinyl flooring, extractor, white heated towel rail and uPVC window to the side aspect, white gloss vanity unit to the basin.

Bedroom One 12'7" x 10'2" (3.84m x 3.10m)

With carpet to the floor this bedroom easily accommodates a double/king-size bed with backlit headboard, single radiator, uPVC window to the side aspect, fitted wardrobes and bedside tables.

Bedroom Two 8'0" x 5'5" (2.45m x 1.67m)

Currently used as a twin bedroom, there is carpet to the floor, uPVC window to the side aspect and single radiator.

Externally

To the front, side and towards the rear there is a wooden decking area, the lodge backs onto the woodland and beck. Parking space for one vehicle.

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

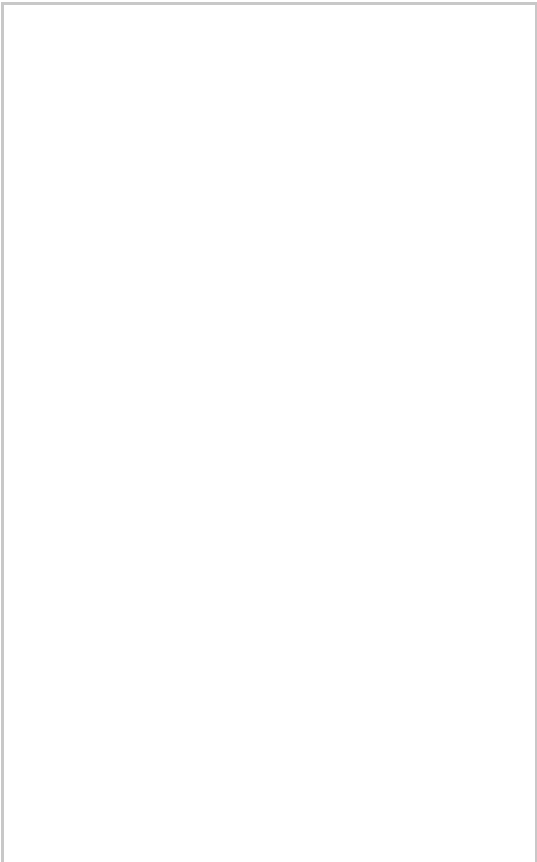
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

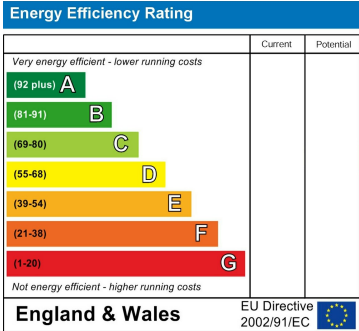
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.