

# HUNTERS®

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**3 The Willows Gallaber Park, Long Preston, Skipton, BD23 4QF**

**Price £121,995**

**Property Images**



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## Property Images

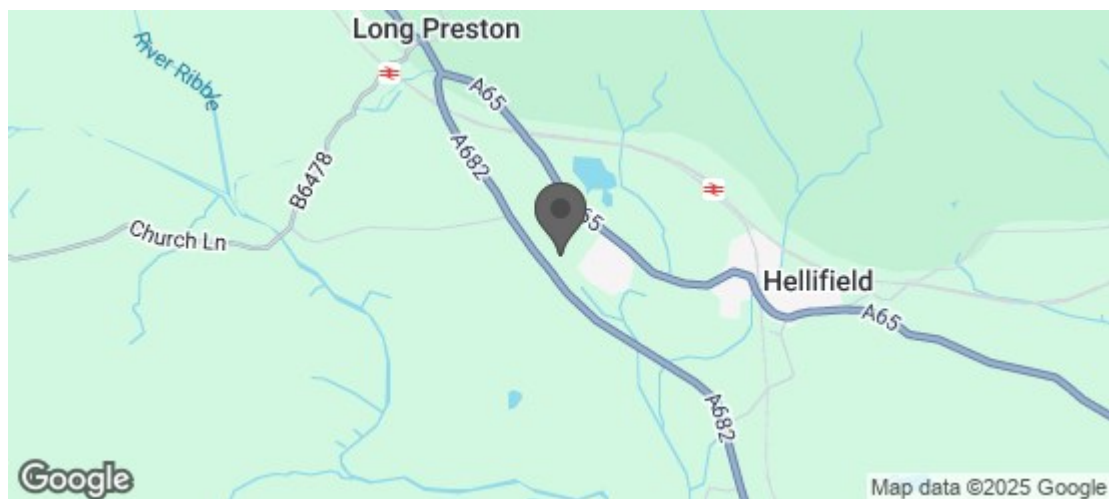
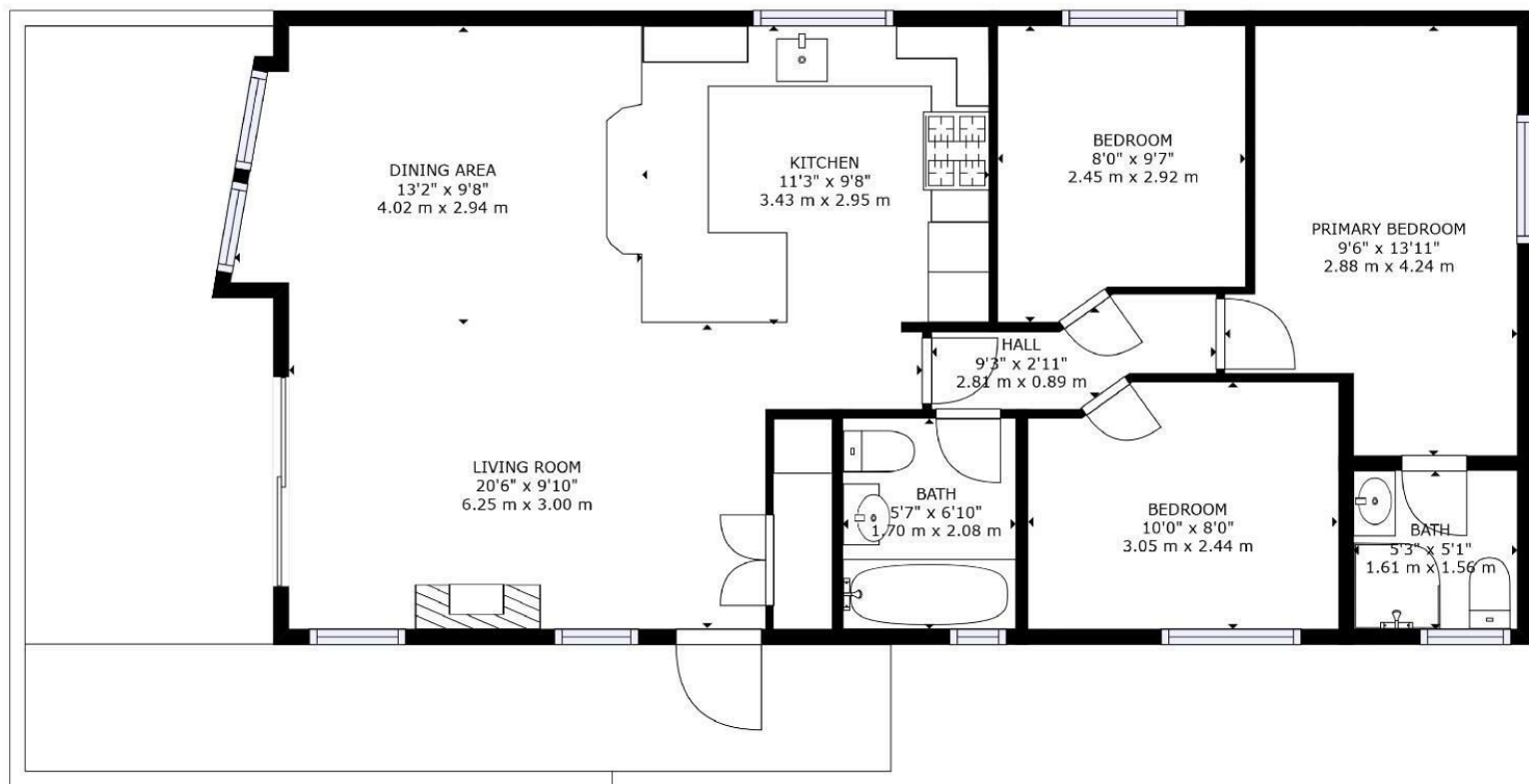


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Owning your own luxury holiday home at Gallaber Park in North Yorkshire will be the perfect location for all of the family. This stunning five-star leisure park is also dog-friendly. You can enjoy your time exploring all that the Yorkshire Dales has to offer. With unmatched rolling countryside for walks and journeys with your four-legged friend, where better to purchase a lodge holiday home!

The site has a community feel with a welcoming atmosphere where you can unwind in this secluded, woodland location. An on-site play area, wide spaces for picnics and ball games, boules and a putting green, provide plenty of fun around the park. At the end of the day, you can unwind in this peaceful setting as you get back to nature in one of the leading leisure parks in Yorkshire, and perhaps enjoy a drink at the on-site Stag Inn which is open every day.

There is free WiFi throughout the site, so you to stay connected, and the park also has an on-site launderette, dishwashing and showers. Whether you're here for a short stay or are looking to own your own holiday home, there are few better caravan parks in North Yorkshire.

The property can be advertised and used as an Air B & B / Holiday LET, providing the option of generating a substantial income. However these holiday homes are not residential / all year round living.

3 The Willows is a superbly positioned and as new condition (2019) Portland Luxury Lodge . Located in one of the best positions and plots on the park, and south facing onto generous sized green spaces and woodland.

There is nothing 'hemmed in' about this property with large spaces to both sides and the front, and with some pleasant views. Having a wide double-length driveway to the side of the property, and with high-quality UPVC sun-decking / terracing leading to the entrance door and onto a large south facing sun terrace with ample space for tables, chairs, and a barbecue area. The property is constructed of high quality UPVC outer skin with double glazed units throughout, and gas fired central heating. A large storage unit comes with the sale, and there is further storage under the building.

The dining suite, sofas and all appliances are included in the price.

A utility space off the entrance lobby provides coat and boot storage space, and with room for washing machine tumble / dryer (included in the sale), and housing a Valiant GAS fired combination boiler.

Entering into the large open-plan living-dining-kitchen there is an abundance of natural light from 5 windows, plus a sliding door onto the sun terrace. To the living area which is carpeted, ample space for a sofa and chairs, and a television area mounted onto a 'chimney- breast' over an electric stove-style recessed fire.

The dining area offers ample space for a 6 person dining suite (again included in the sale) and built-in dresser unit, adjacent to the largest almost full-height splayed window, and with a pleasant outlook across the landscaped green spaces.

The contemporary-modern kitchen area offers an excellent range of shaker-style units finished in pastel grey, and incorporating an integrated fridge and freezer, full-size dishwasher, fan oven, micro-wave oven, and a gas fired hob with canopy hood over. High quality oak worktops incorporate a sink below a window, a breakfast bar area, and a large double doored larder unit which offers very useful food storage.

The principal bedroom is of good proportions, featuring a king-size bed and attractively upholstered head board, and having a built-in wardrobe, matching bedside units, and a dresser unit. This bedroom has an en suite shower room with a shower enclosure incorporating a thermostatic shower unit running off the Combi-boiler, a wash basin and a dual flush WC.

Bedrooms 2 and 3 are set up as a twin bedded rooms with built-in wardrobes and bedroom 2 also has a dresser area. Bedroom 3 is a further twin bedded room.

The house bathroom features a full size bath with shower head attachment to the taps, attractive vanity area with fitted shelving, cupboard, mirror and incorporating a WC and wash basin.

The property is serviced by mains electric, LPG gas for cooking and heating, mains water and mains drainage. The pitch fee / ground-rent for 2024 is £4350. On-site facilities include residents reception / security barrier (remote control) a gym and The Stag Inn. There are extensive green areas and parkland within the site, and a putting course.

PLEASE NOTE THESE ARE HOLIDAY HOMES AND CANNOT BE USED AS MAIN HOMES / ALL YEAR ROUND LIVING. THEY CAN BE LET OUT AS HOLIDAY HOMES.

THE PARK IS OPEN FROM 1 MARCH TO 16 JANUARY. OWNERS MUST PROVIDE EVIDENCE (ON AN ANNUAL BASIS) THAT THEY HAVE A MAIN ADDRESS OFF SITE.

There is a fee payable to the park owners on any future re-sale and or lease renewal, and you should make your own enquiries to this regard.