



## 45 Wensleydale

Winksley Banks Park, Winksley, Galphay, Ripon, HG4 3NS

Fully furnished two bedroom detached Swift Burgandy 35ft x 12ft lodge, located with an elevated south facing position on this scenic holiday park within easy access of some of North Yorkshires picturesque destinations. The lodge benefits from gas central heating, double glazing fully, integrated kitchen, large wrap around decking, elevated position with views over the park and briefly comprises: Lounge with open plan kitchen/diner, master bedroom with en-suite WC, further bedroom and shower room. To the exterior: Large wrap around decking to side and rear for privacy, good sized lawned area and designated parking.

**Asking Price £41,500**

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- SECOND/HOLIDAY HOME
- MODERN KITCHEN AND SHOWER ROOMS
- DOUBLE GLAZED ROOMS
- GAS CENTRAL HEATING
- GARDEN AND PARKING
- ELEVATED POSITION WITH RAISED DECKING
- FULLY FURNISHED

## LOUNGE

11'09" x 11'3" (3.58m x 3.43m)

Vaulted ceiling with inset spot lights, Double glazed window to both sides and double glazed patio doors to raised decked area., TV and Phone points, feature fire place housing electric fire, Open plan to:

## KITCHEN DINING ROOM

11'10" x 8'02" (3.61m x 2.49m )

Range of modern wall and base units with roll top worksurface, integrated 4 ring gas hob, oven with extractor hood over, integrated fridge and freezer, stainless steel sink unit with chrome swivel mixer tap, vaulted ceiling with inset spot lights, double glazed window to side and double glazed entrance door leading to raised decked area.

## INNER HALL

Vaulted ceiling, radiator, giving access to:

## BEDROOM ONE

11'9" x 8'1" (3.58m x 2.46m )

Vaulted ceiling with inset spot lights, double glazed window to side aspect, radiator, built in wardrobes.

## ENSUITE WC

7'10" x 3'5" (2.39m x 1.04m)

Modern white suite comprising: pedestal hand wash basin, low level WC, double glazed window to side aspect, Radiator.

## BEDROOM TWO

6' x 8'6" (1.83m x 2.59m )

Vaulted ceiling with inset spot lights, double glazed window to side aspect, radiator.

## SHOWER ROOM

6'10" x 3'1" (2.08m x 0.94m)

Modern white suite comprising: vanity unit housing sink unit, low level wc, double shower cubicle with chrome mains shower, double glazed window to side, radiator,

extractor fan, vaulted ceiling with inset spot lights,

## EXTERNAL

Designated parking space to the side with good sized lawned garden. raised decking to the front and side of the property

## AGENTS NOTES

Winksley Banks is open 1st March - 7th January each year.

This home was sited 2016

There is no age restrictions on the site.

Ground rent for the homes are £2950 per annum including water, there is no council tax to pay.



# Floor Plan

GROUND FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 416 sq.ft. (38.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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