



5 Alder Avenue

Nidderdale Lodge Park, Knaresborough, HG5 0TU

NEW PRICE!!! A fantastic opportunity to purchase a well presented **FULLY RESIDENTIAL** two bedroom 30ft x 20ft detached park home which occupies a riverside plot and is situated on the delightful and tranquil **OVER 50'S** site of Nidderdale Lodge Park within easy reach of Knaresborough High Street. The property benefits from gas central heating, double glazing and river views. The accommodation is well laid out and comprises; Kitchen with a good range of units, spacious living room, two double bedrooms both with built in wardrobes and a modern bathroom. Externally; Driveway to side providing off street parking with low maintenance gravelled and patio area to front and other side. To the rear is raised decking over looking the river with grassed area leading down to the water edge. **NO CHAIN!!!**

Asking Price £100,000

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- PRICED TO SELL !!!
- SEATING AREA OVERLOOKING THE RIVER
- GAS CENTRAL HEATING + DOUBLE GLAZING
- DETACHED 30ft X 20ft PARK HOME
- PATIO, LAWNED + RAISED DECKED AREAS
- RIVERSIDE VIEWS
- TWO DOUBLE BEDROOMS WITH BUILT IN WARDROBES
- OFF STREET PARKING
- NO CHAIN!!!

ENTRANCE

Double glazed door leading to:

KITCHEN DINING ROOM

14'10 x 9'7 (4.52m x 2.92m)

A range of modern wall and base units with roll top work surface, integrated 4 ring electric hob and oven, 1.5 bowl sink unit with chrome mixer tap, under counter space and plumbing for washing machine, built in storage cupboard housing wall mounted central heating boiler, radiator, ceiling coving, double glazed windows to side and rear aspect.

LOUNGE

17'4 x 9'10 (5.28m x 3.00m)

Double radiator, ceiling coving, double glazed window to side, double glazed patio door to raised decked area overlooking river, feature fire place recess housing electric fire.

INNER HALLWAY

Giving access to:

BEDROOM ONE

12' x 9'7 (3.66m x 2.92m)

Radiator, ceiling coving, double glazed window to front aspect, built in wardrobes and bedside draws with up and over units.

BEDROOM TWO

9'7" x 9'2" (2.92m x 2.79m)

Radiator, ceiling coving, double glazed window to front aspect,, range of built in wardrobes.

BATHROOM

6'8 x 5'6 (2.03m x 1.68m)

Suite comprising: Double shower cubicle with Triton electric shower, low level W.C., pedestal hand wash basin, ceiling coving, double radiator, extractor fan.

EXTERNAL

The property has a low maintenance gravelled and paved garden to the front and left hand side and to the right hand side there is a off street parking. To the rear there is a delightful raised decked a grassed area leading down to the river..

AGENTS NOTES

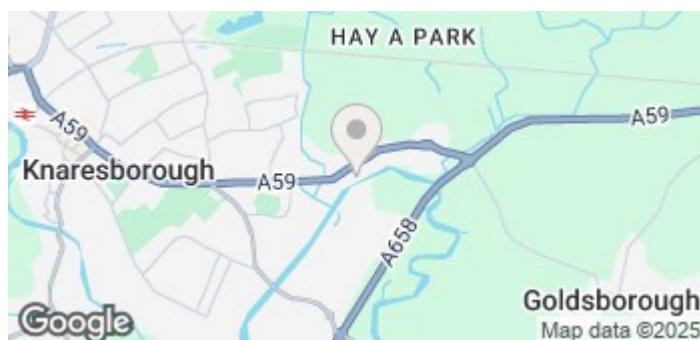
Nidderdale Lodge Park is FULLY RESIDENTIAL

No Pets Allowed !!!

Age Restriction of Over 50's Applies on Park

Pitch Fee is £213.33 per month paid quarterly

Water and Sewerage is Billed Quarterly Mains Gas and Metered Electric.

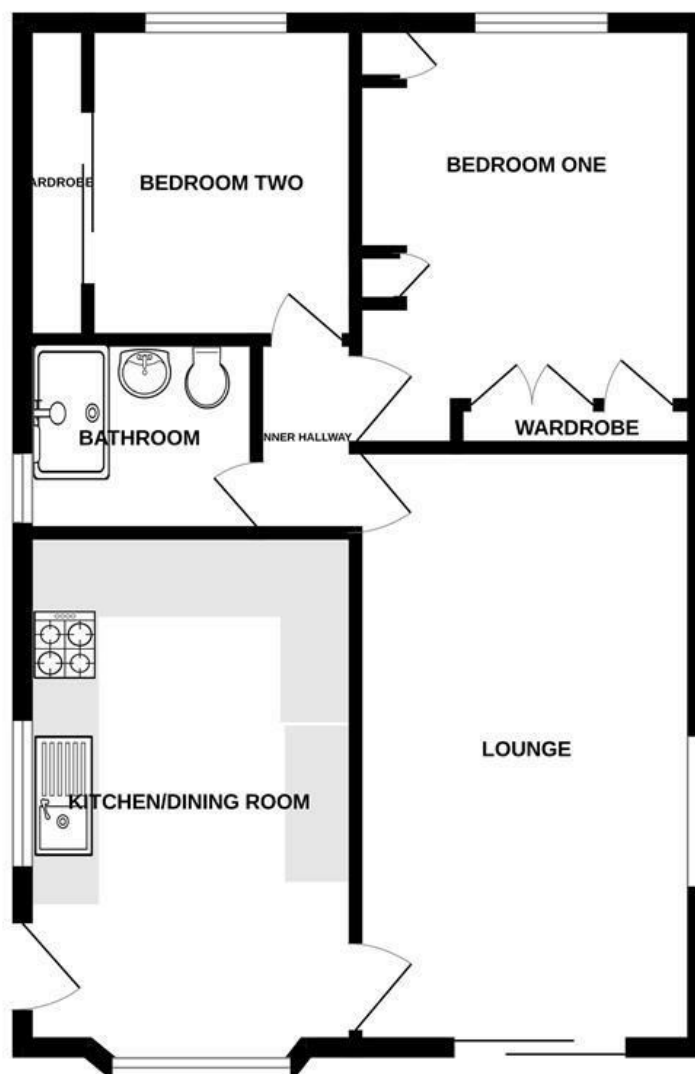


Directions



Floor Plan

GROUND FLOOR
579 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 579 sq.ft. (53.7 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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