



7 Langthorpe Park

Langthorpe, Boroughbridge, YO51 9BF

New price!!! Langthorpe Park is within walking distance of Boroughbridge and this well presented detached one bedroom Omar 36ft x 12ft Park Home is situated on a good sized corner plot and is on beautifully maintained and fully residential site consisting of only 16 homes. The property benefits from a low maintenance patio garden on an enclosed corner plot, modern shower room, gas central heating, double glazing and a driveway providing parking. Briefly comprises: Front door, entrance hall, lounge, kitchen, double bedroom with fitted wardrobes, shower room. Externally: Enclosed low maintenance patio garden to the rear and side aspects of the property, storage sheds x two and a driveway to the side providing off street parking. NO CHAIN!!!

Asking Price £100,000

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- ON LANGTHORPE PARK BOROUGHBRIDGE
- ENCLOSED CORNER PLOT
- OVER 50'S AGE RESTRICTION APPLIES
- DETACHED OMAR 36FT X 12FT PARK HOME
- LOW MAINTENANCE PATIO GARDEN
- WITHIN WALKING DISTANCE OF BOROUGHBRIDGE
- ONE BEDROOM + MODERN THROUGHOUT
- DRIVEWAY PROVIDING PARKING
- NO CHAIN!!!
- CLOSE TO COMMUTER LINKS

FRONT DOOR

Leading into hallway.

LOUNGE

12' x 11'8" (3.66m x 3.56m)

Double glazed bay window to front aspect, double glazed door and window to side aspect, radiator, tv aerial point

KITCHEN

12'8" x 11'9" (3.86m x 3.58m)

Range of modern wall and base units with roll top work surface over, sink unit housing bowl, drainer and taps, integrated four ring gas hob and oven with extractor hood over, under counter space and plumbing for washing machine and dishwasher, space for upright fridge freezer, cupboard housing boiler, double glazed window to both side aspects.

DOUBLE BEDROOM

7'8" x 11'8" (2.34m x 3.56m)

Double glazed window to side aspect, radiator, built in sliding mirror fronted wardrobes.

SHOWER ROOM

6'4" x 5'5" (1.93m x 1.65m)

Modern white suite comprising:

Double shower cubicle with mains shower over, low level W.C., pedestal hand wash basin and taps, wall mounted towel rail, extractor fan, double glazed window to side aspect.

EXTERNALLY

DRIVEWAY

Driveway providing off street parking with a patio area to the front aspect.

ENCLOSED PATIO GARDEN

Enclosed patio and garden area to the side aspect with well stocked borders and a walled perimeter. To the rear is a patio area with two storage sheds and to the other side is an enclosed patio area with a fence perimeter.

AGENTS NOTES

Council Tax Band A.

Make: Omar Size: 12ft X 36ft

Pitch Fee Applies: Approx £85 per month paid quarterly, water and sewerage included.

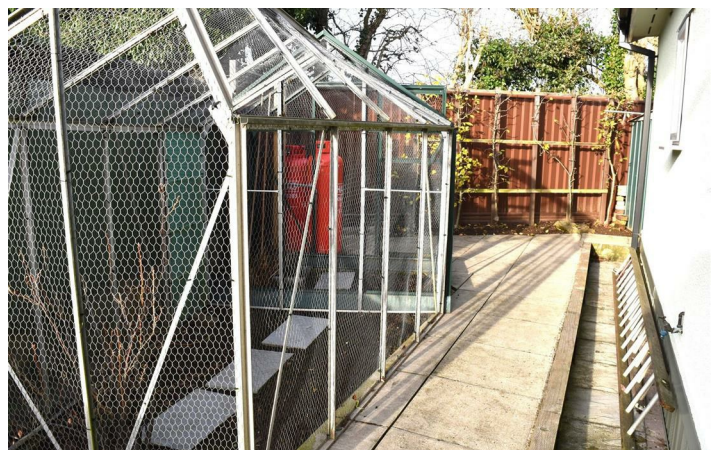
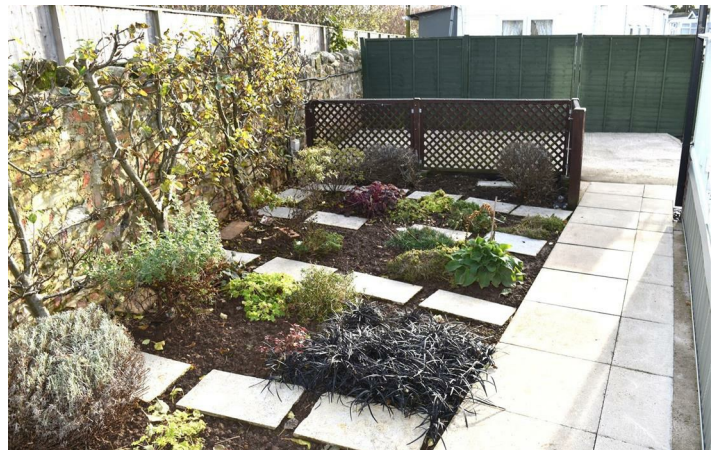
Park Rules Applies on Park

Age Restriction Applies of Over 50s on the park.

Pets are allowed (up to two dogs)

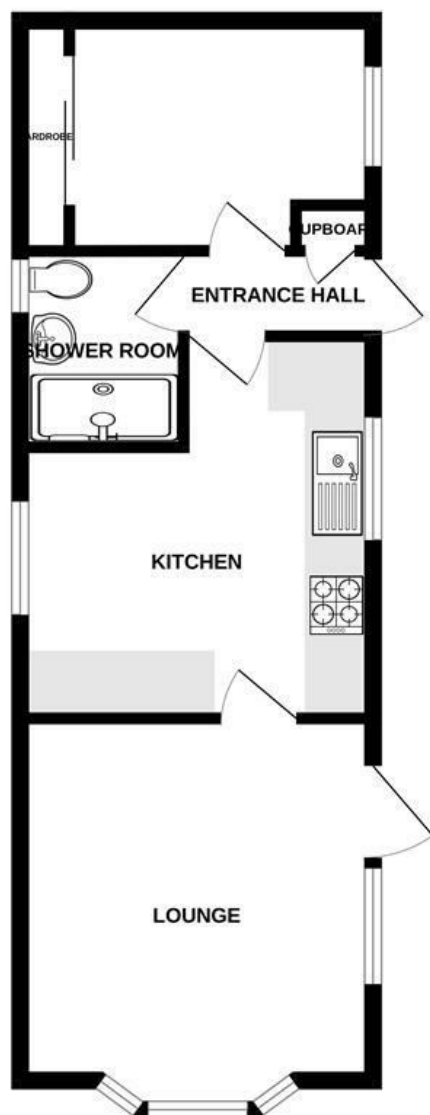


Directions



Floor Plan

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



TOTAL FLOOR AREA : 415 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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