



## Willerby Linwood Winksley Bank Park

Winksley Bank Park, Galphay, Ripon, HG4 3NS

An immaculately presented two bedroom detached Willerby Linwood 28ft x 12ft holiday lodge located on this scenic holiday park within easy access of some of North Yorkshires picturesque destinations. The lodge benefits from being stylish and modern throughout, gas central heating, double glazing, open plan lounge dining kitchen, lawned garden and raised decked area giving views over the river. Briefly comprises: Lounge with open plan kitchen/diner, bedroom one with built in wardrobe, bedroom two with built in wardrobe, modern shower room. Externally: Open plan lawned garden and a raised decked seating area giving views over the river, off street parking space.

**Asking Price £30,000**

# Willerby Linwood Winksley Bank Park

Winksley Bank Park, Galphay, Ripon, HG4 3NS



- WILLERBY LINWOOD 28ft X 12ft HOLIDAY HOME
- STYLISH + MODERN THROUGHOUT
- LAWNED GARDEN + RAISED DECKED AREA
- VIEWS OVER RIVER
- ON PICTURESQUE WINKSLEY BANK PARK
- IMMACULATELY PRESENTED
- GAS CENTRAL HEATING + DOUBLE GLAZING
- TWO BEDROOMS WITH BUILT IN WARDROBES
- OPEN PLAN LOUNGE KITCHEN DINING
- OFF STREET PARKING

## ENTRANCE DOOR

Double glazed front door leading into: 11'10" x 6'7" (3.61m x 2.01m)

## LOUNGE KITCHEN DINING

11'9" x 17'7" (3.58m x 5.36m)

Open plan:

## LOUNGE AREA

11'9" x 12'9" (3.58m x 3.89m)

Floor to ceiling double glazed windows to front aspect, two further double glazed windows to side aspect, vaulted ceiling, inset ceiling spot lights, tv point, unit housing electric fire. Open plan to:

## KITCHEN DINING AREA

Range of modern wall and base units with roll top work surface over, sink unit housing stainless steel sink and drainer with swivel mixer tap, integrated gas hob and oven with extractor over, integrated microwave, dishwasher, integrated fridge freezer, cupboard housing boiler, vaulted ceiling with inset spot lights. double radiator, double glazed window to side aspect, double glazed door leading to raised decked area.

## BEDROOM ONE

11'10" x 6'7" (3.61m x 2.01m)

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

## BEDROOM TWO

5'10" x 8'1" (1.78m x 2.46m)

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

## SHOWER ROOM

3'7" x 6'4" (1.09m x 1.93m)

White suite comprising: Double shower cubicle with mains shower, low level W.C., pedestal hand wash basin and tap, heated towel rail, double glazed window to side aspect, extractor fan, mirror feature cabinet, vaulted ceiling with inset spot lights.

## EXTERNALLY

## LAWNED GARDEN + RAISED DECKING

Open plan lawned garden to front and side aspect. Gravelled area to rear with storage box, raised decked

seating area over looking river leading to front door.

## PARKING

Two designated off road car parking spaces.

## AGENTS NOTES

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

Ground Rent for this holiday home is £3,000 per annum including water, there is no council tax to pay.

No Age Restrictions on the site.

Bottled Gas + Metered Electric

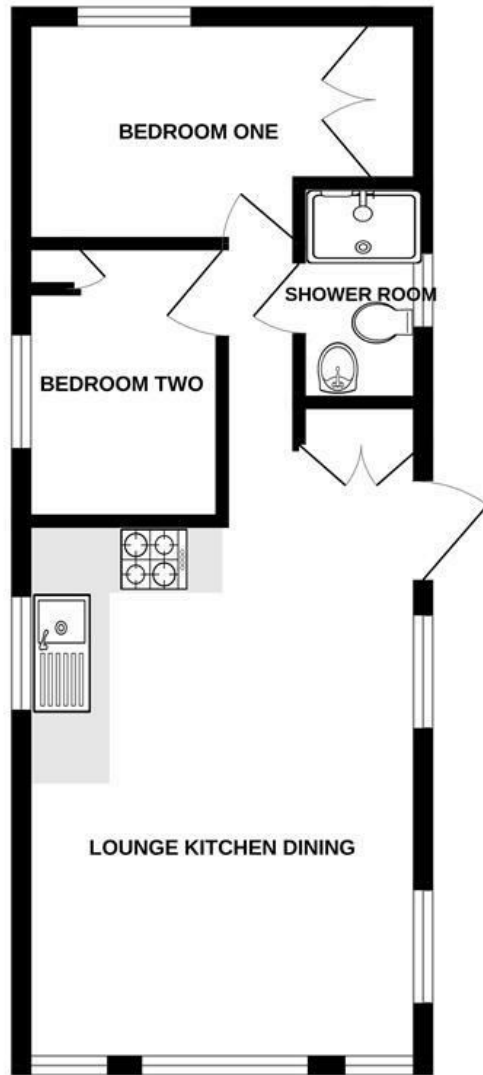
Park Rules Apply

Pet Restrictions Apply on Park.



## Floor Plan

GROUND FLOOR  
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 359 sq.ft. (33.3 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.  
Made with Metropix ©2024

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.