



Kingfisher Holiday Park

Frosterley DL13 2SJ

Chain Free £135,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. 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.



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Kingfisher Holiday Park

Frosterley DL13 2SJ



- Chain Free
- MUST SEE
- Countryside Views

- Two Bedroom Luxury Holiday Lodge
- Fully UPVC Double Glazed
- Fully Furnished

- SITE FEES PAID FOR 2024
- Off Road Parking
- Immaculate

A delightful holiday home, located on the popular Kingfisher Site based between Wolsingham and Frosterley. Both of which have a range of amenities, The Kingfisher Site also offers a wide range of activities including Gymnasium, Laundrette, Play Park plus Office Reception and 24 Hour Security. Transport facilities include a shuttle to the sister site at Stanhope Heather View and a Train Stop which runs from Bishop Auckland to Stanhope.

The property in brief comprises of entrance, open plan lounge, dining kitchen with flawless countryside views, two bedrooms the master having en-suite and family bathroom. Whilst externally a balcony seating area and off road parking. This property is available fully furnished.

Lodge

Entrance

Accessed via a UPVC entrance door which leads into a small vestibule having storage cupboard which has space and plumbing for washing machine, housing the gas central heating boiler with additional storage space and cloaks hanging facilities.

Open Plan Living, Kitchen Diner

19'7" x 22'0" (5.984 x 6.718)

The kitchen area is fitted with a range of cream base and wall units with wood effect work surfaces over, sink unit and integrated fridge freezer, electric oven, bottle fridge, dishwasher and gas hob with extractor over in a central breakfast bar seating island.

Lounge area has ample space for living furniture, electric fire with neutral surround and feature wall panelling.

Also ample space for a family dining table.

The lodge is south facing and there is one UPVC patio door leading to the decking with five UPVC windows allowing the natural light to fill this space and also enjoy the outside from indoors with the perfect tranquil countryside views.

Inner Hallway

Bedroom One

8'9" x 13'11" (2.669 x 4.246)

Is located to the rear elevation having a UPVC window, central heating radiator and feature wall panelling.

En Suite

Fitted with three piece suite comprising corner shower, WC and the wash hand basin set on a vanity storage cabinet, chrome heated towel rail and extraction fan.

Bedroom Two

9'2" x 10'2" (2.812 x 3.111)

Having UPVC window and central heating radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over and glass screen, WC, wash hand basin set on a vanity storage cabinet, wall mounted mirror, chrome heated towel rail, partially tiled and obscured UPVC window plus extraction fan.

Exterior

To the side is an off road parking area with pathway to the entrance of the lodge, composite decked seating area and lawn wraps around with hard standing for outdoor storage if required. There are currently two large storage boxes which will be included within the sale.

Services

The property is serviced by mains electricity and water, bottled calor gas and drainage is via a septic tank however the upkeep and maintenance of this part of your annual site fees.

It is our understanding that there are internet and sky services already installed in the lodge.

Agents Note

There are annual site fees and it is our understanding that this year (2023) they were approximately £4900.

The site fees for 2024 are £5144.00, these will be payable in December/January 2023/2024. The site fees for 2024 will be paid.

Pitch services included within pitch fee are as follows - Water, Grounds Maintenance, Sewerage, Domestic waste removal, Electricity - usage to be chargeable, gas (where applicable) and wi-fi (where available)

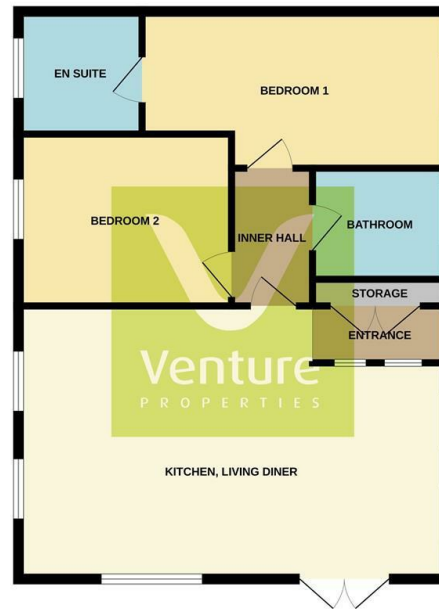
Agents Note

This property is sold as seen fully furnished.

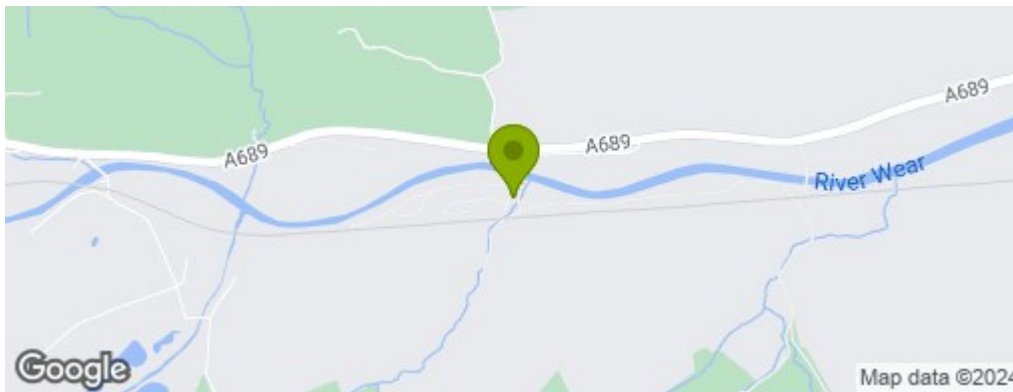
Leasehold

There is no lease but the licences renew annually and always have up to at least 20 years old, but we advise you seek further clarification in this regard.

GROUND FLOOR



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 a guide to any prospective purchaser. The services, systems and appliances shown here have been noted and no guarantee as to their operability or efficiency can be given. Made with Metropac ©2023



Property Information

Durham County Council - Exempt
Tenure - Leasehold

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