



6 THE SPINNEY, BOWLAND FELL PARK TOSSIDE,
SKIPTON, BD23 4SD

£120,000



A Well-Presented Two-Bedroom Detached Park Home with Mature Gardens, Private Parking and built to Full Residential Specification.

An excellent opportunity to acquire a well maintained two-bedroom detached park home, beautifully positioned within The Spinney, a peaceful and well-kept development. Enjoying a stunning rural backdrop on the edge of Bowland Fell Holiday Park, this superb home offers spacious, light-filled accommodation and is ready for immediate occupation.

Entrance Hall

Entered through a UPVC door.

Living Room

19'9 x 18'0 max

Large L-shaped room with electric fire and two radiators.

Kitchen

15'3 x 9'7 max

Range of wall and base units with laminate worktop, stainless steel sink unit and tiled splashback. Integrated appliances comprising; electric double oven, gas hob, fridge freezer, washing machine and dishwasher. Useful large store.

Conservatory

11'8 x 6'1

Door leading to the deck area.

Bedroom One

11'0 x 9'7

Double room with built-in wardrobe.

Bedroom Two

9'5 x 9'4

Double room with built-in wardrobe.

Store/Study

6'6 x 5'6

Bathroom

Three piece suite comprising; low suite wc, hand basin and shower cubicle with thermostatic shower over. Fully tiled walls and flooring.

Outside

Externally, the home enjoys private, easy-to-maintain garden areas, decked seating area enjoying the afternoon sun, a dedicated parking space, and a useful storage shed. The setting is serene and green, offering residents a peaceful lifestyle surrounded by sweeping views of the Yorkshire Dales to the east, the Forest of Bowland to the west, and the Ribble Valley and Pendle to the south.

Council Tax

Council Tax Band: A

Tenure

12 month residential licence

2026 pitch fees £146.33 per month, £1755.96 per year

Services

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

Agents Note & Disclaimer

These details do not form part of an offer or contract.

They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

Anti Money Laundering Regulations

To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £12 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the



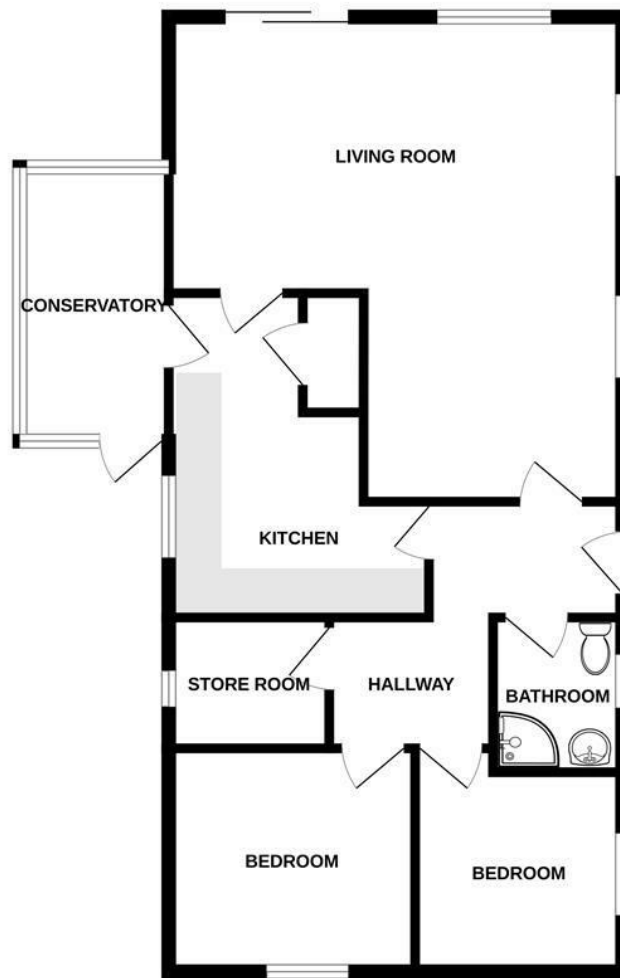
property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

Viewings

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



GROUND FLOOR

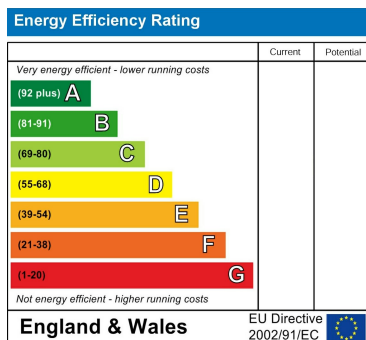


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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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Council Tax Band

A

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

CARLING
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