







Burley Bank Road, Killinghall, HG3 2RZ

- NO ONWARD CHAIN
- Spacious and beautifully presented throughout with a modern finish
- Attractive decking area with delightful green outlooks
- Private off-road parking space for convenient everyday living
- Recently renovated one-bedroom park home on Burley Bank Road
- LOW LIVING COSTS
- New roof, providing long-term peace of mind for buyers
- Recently installed boiler for improved efficiency and reliability
- Bus stop at the end of the road for easy access to Harrogate
- Council Tax Band A

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Offers Over £30,000

Burley Bank Road, Killinghall, HG3 2RZ

DESCRIPTION

NO ONWARD CHAIN. LOW RUNNING COSTS. Located on Burley Bank Road, this park home offers a perfect blend of comfort and modern living. Recently renovated throughout, this spacious one-bedroom property boasts a fresh and inviting atmosphere, making it an ideal retreat for those seeking a peaceful lifestyle.

As you enter, you will be greeted by a well-designed reception room that provides a warm and welcoming space for relaxation and entertaining. The newly fitted bathroom adds a touch of luxury, ensuring your daily routines are both comfortable and convenient. The property features a new roof, new boiler, new windows, and new doors, all contributing to its excellent energy efficiency and low maintenance.

One of the standout features of this park home is the outside decking area, where you can enjoy stunning green views, perfect for unwinding after a long day or hosting friends and family. The property also includes a shed with electricity, providing additional storage or a versatile space for hobbies.

For those with vehicles, the off-road parking space offers convenience and peace of mind. There is also a bus stop located at the end of the road for easy access to Harrogate town centre.







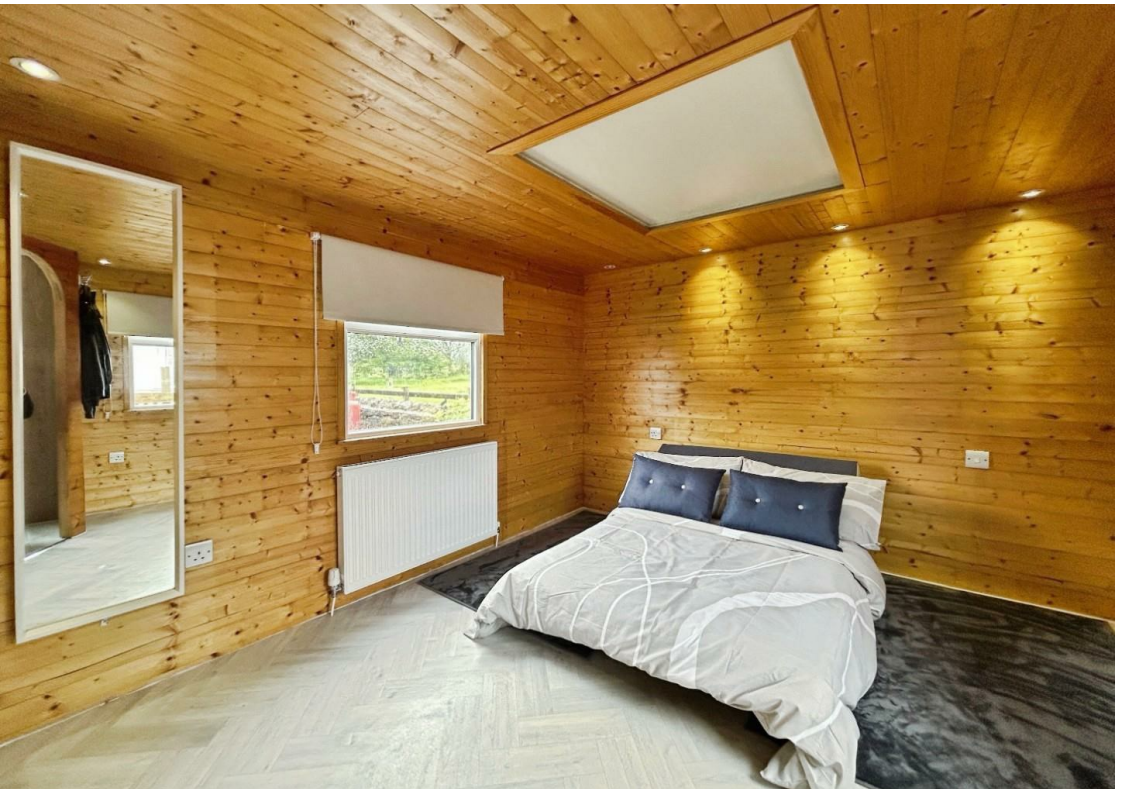


EPC
Exempt because it is a park home

Material Information - Harrogate
Tenure Type: Neither Freehold or Leasehold
Service Charge Amount £277.64 (monthly)
Council Tax Banding: A









Pinemoor Caravan Park, Burley Bank Road, Killinghall, HG3 2RZ, GB



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Viewings

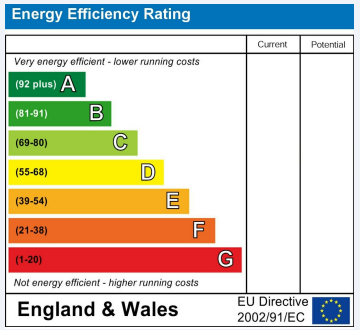
Please contact harrogate@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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