



**Alder Avenue Nidderdale Lodge Park,KNARESBOROUGH HG5  
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**welcome to**

**Alder Avenue Nidderdale Lodge Park, KNARESBOROUGH**

Immaculate Two Bedroom Park Home for Over 50's set within the sought after Nidderdale Lodge Park, this beautifully refurbished two double bedroom home offers generous gardens on all sides, stylish interiors and spacious living throughout. Featuring a modern kitchen, open-plan dining and lounge area.



An exceptional opportunity to acquire a beautifully maintained two double bedroom park home, exclusively for the over 50's, situated within the highly sought-after Nidderdale Lodge Park. Surrounded by generous, landscaped gardens on all four sides, this immaculate residence has been thoughtfully refurbished by the current owners to a high standard. Ideally positioned with easy access to the A59 and the wide-ranging amenities of Knaresborough, the property offers spacious and stylish living throughout. The accommodation includes a quality modern kitchen, a dining area that opens into a bright and airy lounge with dual-aspect windows and double doors leading to a decked terrace—perfect for outdoor relaxation. An inner hallway connects two double bedrooms, both featuring fitted wardrobes, and a contemporary shower room. Externally, the home benefits from two allocated parking spaces located to the right upon entering the park. Steps lead down to attractive, well-maintained gardens that wrap around the property, offering privacy and charm. Nidderdale Lodge Park allows full twelve-month occupancy, making it ideal for year-round living. Early viewing is highly recommended to fully appreciate the quality and space this home provides.

### **Kitchen**

12' 9" max x 9' 3" max ( 3.89m max x 2.82m max )

### **Dining Room**

9' 11" max x 7' 8" max ( 3.02m max x 2.34m max )

### **Lounge**

19' 4" max x 11' 7" max ( 5.89m max x 3.53m max )

### **Inner Hallway**

### **Bedroom One**

10' 10" max x 9' 8" max ( 3.30m max x 2.95m max )

### **Bedroom Two**

10' 4" max x 9' 5" max ( 3.15m max x 2.87m max )

### **Shower Room**

### **Externally**

### **Agent Notes**



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## Alder Avenue Nidderdale Lodge Park, KNARESBOROUGH

- \*\* GUIDE PRICE £160,000 - £170,000\*\*
- CASH BUYERS ONLY
- EXCLUSIVELY FOR OVER 50's
- IMMACULATE TWO BEDROOM PARK HOME
- HIGHLY SOUGHT AFTER LOCATION

Tenure: EPC Rating: Exempt  
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

offers over  
**£160,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HRG106919 - 0007

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william h brown



**01423 502282**



[harrogate@williamhbrown.co.uk](mailto:harrogate@williamhbrown.co.uk)



4 Albert Street, HARROGATE, North Yorkshire,  
HG1 1JL



[williamhbrown.co.uk](http://williamhbrown.co.uk)