



Sherringtons
Sales & Lettings



9 Nidderdale Lodge Park

Knaresborough, HG5 0TX

A delightful detached 40ft x 20ft two bedroom park home which occupying a stunning position with open views and a 9ft raised decked area overlooking the river on Nidderdale Lodge Park within easy reach of Knaresborough High Street. The property benefits from being modern, light and spacious throughout, gas central heating, double glazing, off street parking, lawned and decked garden. Briefly comprises; Front door leading into: Open plan kitchen/dining room/living room, master bedroom with en suite shower room and built in wardrobes. A further double bedroom with built in wardrobes, modern bathroom. Externally; Blocked paved driveway providing off street parking space, lawned garden leading down to waters edge and large raised deck providing open views.

Asking Price £190,000

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- DETACHED 40FT X 20FT TWO BEDROOM PARK HOME
- OPEN PLAN KITCHEN/DINING/LOUNGE
- LAWNED GARDEN LEADING TO WATERS EDGE
- PARK RULES + RESTRICTIONS APPLY

- 9FT RAISED DECKED AREA WITH OPEN RIVERSIDE VIEWS
- MASTER BEDROOM WITH ENSUITE
- DRIVEWAY PROVIDING OFF STREET PARKING

- ON NIDDERDALE LODGE PARK, KNARESBOROUGH
- MODERN, LIGHT + SPACIOUS PROPERTY
- DOUBLE GLAZING + GAS CENTRAL HEATING

ENTRANCE HALL

Radiator, storage cupboard x three.

LOUNGE

10'6" x 17'1" (3.20m x 5.21m)

Double glazed window to side aspect x two, double radiators x two,

laminate wood flooring, ceiling coving,

wall mounted electric fire. sky lights x 3'5" x 10'0" (1.04m x 3.05m)

two, double glazed full length x two

windows and double glazed patio doors leading to raised decked area with open river views. Open plan to:

KITCHEN

20'4" x 8'3" (6.20m x 2.51m)

Range of modern wall and base units with roll top work surface over, sink unit housing bowl and drainer with swivel mixer tap, integrated four ring gas hob and electric oven with extractor hood over, integrated fridge freezer, integrated washing machine and dishwasher, cupboard housing boiler, double glazed window to side aspect, radiator, laminate wood flooring. Open plan to:

DINING KITCHEN

Feature full length double glazed windows x four to rear aspect with open river views, double glazed window to side aspect, laminate wood flooring, radiator,

INNER HALL

9'1" x 13'1" (2.77m x 3.99m)

Double glazed window to front and side aspect, radiator, built in wardrobes x two.

ENSUITE SHOWER ROOM

4'11" x 9'1" (1.50m x 2.77m)

White suite comprising: Double shower cubicle, vanity unit housing basin and chrome mixer tap, low level W.C., chrome towel rail, extractor fan, double glazed window to side aspect.

BEDROOM ONE

9'2" x 8'0" (2.79m x 2.44m)

Double glazed window to front and side aspect, built in wardrobe, radiator.

BATHROOM

5'1" x 6'6" (1.55m x 1.98m)

White suite comprising: Panelled bath with chrome mixer tap, low level W.C., vanity unit housing basin and chrome mixer tap, chrome towel radiator, extractor fan, ceiling coving, double glazed window to side aspect,

EXTERNALLY

RAISED DECKING + LAWNED GARDEN

9ft raised decked area over looking river, lawned area leading down to waters edge.

DRIVEWAY

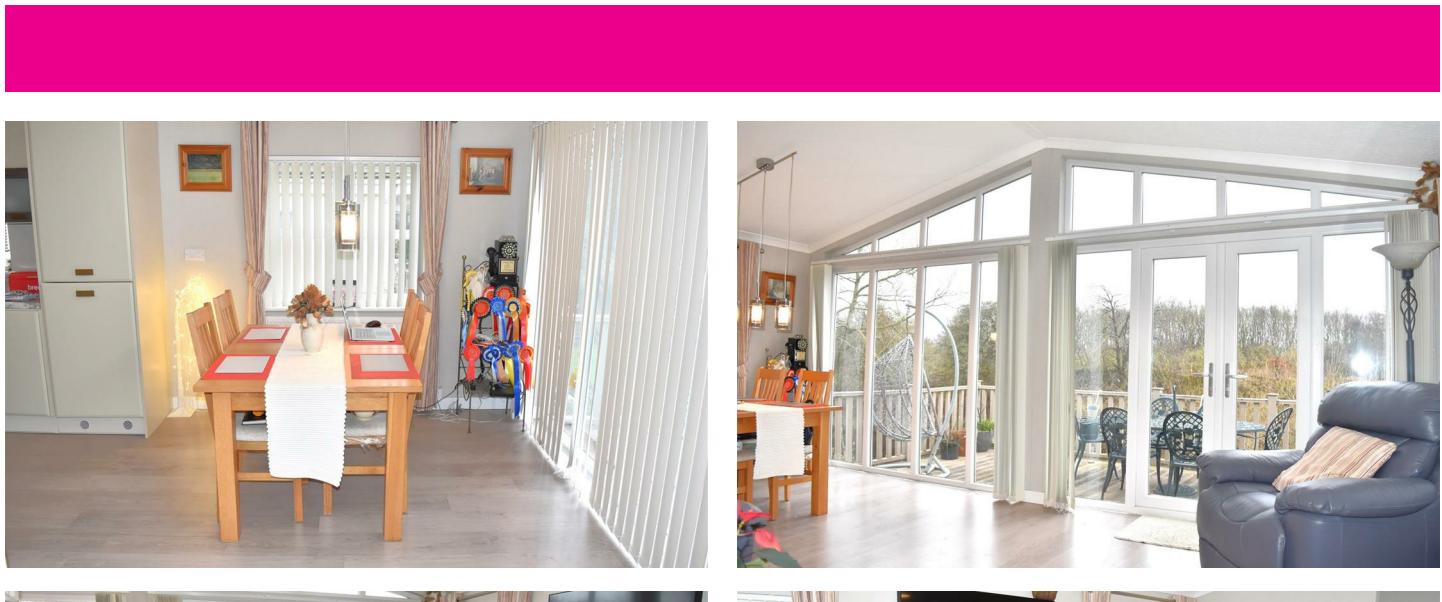
Blocked paved driveway providing off street parking space.

AGENTS NOTES

Council Tax Band A.

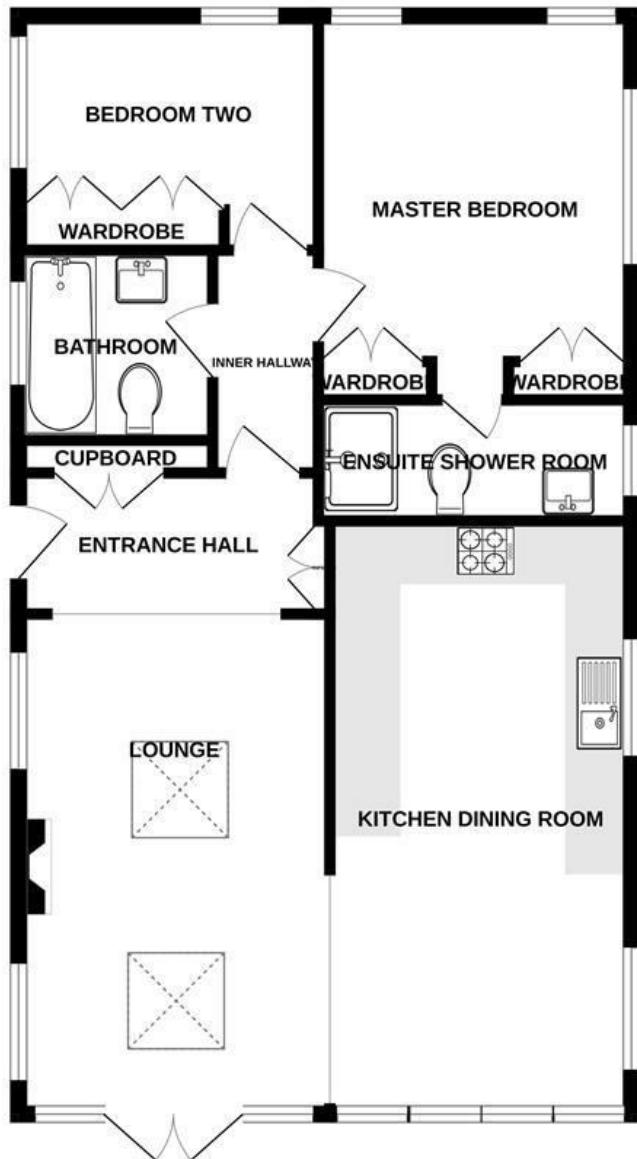
Pitch Fee Applies. (£ per 90 days)

Park Rules Apply on Nidderdale Park, ie Pet Restrictions + Age Restrictions Apply- No person under the age of 45 years may reside in the park home.



Floor Plan

GROUND FLOOR
783 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA: 783 sq.ft. (72.7 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.
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