

property details **approval form**

4 Cardale Holiday Park, Otley Road, Beckwithshaw, Harrogate, North Yorkshire, HG3 1QL

Date: 25 August 2026

Property Ref and Version: HRG107877 - 0001



selling your home with us!

(Not for marketing purposes INTERNAL USE ONLY)

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 4 Albert Street, HARROGATE, North Yorkshire, HG1 1JL

T 01423 502282 **E** harrogate@williamhbrown.co.uk

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>> **price**

£90,000

Tenure:

>> **key features**

- > Situated within 85 acres of mature woodland
- > Two-bedroom park home with ensuite master bedroom
- > Open-plan living with French doors to decking
- > Wrap-around decking with woodland views
- > Utility outbuilding with laundry facilities
- > Peaceful and sought-after North Yorkshire location
- > EPC Rating: Awaited

>> **short description**

Experience the tranquillity of woodland living at Cardale Escapes, where comfort, nature, and relaxation come together in one exceptional setting. This beautiful park home offers a rare opportunity to own a slice of North Yorkshire's hidden paradise.

>> **long description**

Discover Cardale Escapes, an exclusive park home nestled within the stunning surroundings of Cardale Estates. Regarded as one of North Yorkshire's best-kept secrets, this tranquil haven is set amongst 85 acres of mature woodland, offering the perfect escape from the hustle and bustle of everyday life.

Whether you're seeking a peaceful countryside retreat or a place to enjoy nature and relaxation, Cardale Escapes provides comfort, privacy, and beautiful surroundings all year round.

>> **directions**

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>> **Agent Note**

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>> room description

Property Information

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Kitchen Lounge

The bright and welcoming living space provides everything needed for comfortable day-to-day living. Spacious lounge with feature fireplace. French doors opening onto the wrap-around decking. Dining area. Fully equipped kitchen with gas cooker, built in microwave, storage cupboards, boiler housed neatly within a cupboard, modern and practical layout throughout.

Shower Room

A contemporary shower room featuring step in shower, WC, wash basin, spotlights.

Bedroom One

A generous master bedroom offering king size lift up storage bed, dressing table, bedside tables, fitted furniture, overhead storage cupboards, private ensuite.

En-Suite

With WC, wash basin and heated towel rail.

Bedroom Two

A comfortable second bedroom featuring twin beds, built in storage, over bed storage cupboards, tinted window for additional privacy.

Outside

One of the standout features of this property is its excellent outdoor space.

Spacious wrap-around enclosed decking. Large garden area, dedicated seating area, woodland outlook to the rear, a peaceful setting perfect for relaxing and enjoying nature.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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>> **room description**

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>> floor plan



Total floor area 51.8 m² (558 sq.ft.) approx
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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



>> approval

	Signature	Date
Claire Lowcock		
Miss L. Walker		