







11 Residential Park  
Lower Dunsforth, YO26 9SA  
**£45,000**

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ONE BEDROOM PARK HOME OFFERING LOW MAINTENANCE LIVING IN THE HIGHLY SOUGHT AFTER VILLAGE OF LOWER DUNSFORT ENJOYING A PEACEFUL POSITION WITH OPEN PADDOCK VIEWS TO THE REAR WITH OFF STREET PARKING, A PRIVATE COURTYARD, EXTENDED VERANDA AND TWO USEFUL STORAGE SHEDS, THE PROPERTY PROVIDES AN EXCELLENT OPPORTUNITY FOR THOSE SEEKING AN AFFORDABLE, QUIET RURAL SETTING WITHIN EASY REACH OF BOROUGHBIDGE AND THE A1(M)

Mileages: Boroughbridge 4.5 miles, Easingwold 13 miles, Wetherby 13.5 miles, York 17 miles, Thirsk 18 miles (approx.)

Approached via two steps rising to a PVC glazed entrance door, the property opens into a welcoming RECEPTION LOBBY, fitted with a radiator and a useful shelved storage from which doors lead into the principal rooms.

SITTING ROOM enjoys a dual aspect with PVC double glazed windows to the front and side, fitted blinds, and a part glazed PVC side door. Tongue and groove panelling to dado height and wood grain effect flooring.

KITCHEN is fitted with a range of wall and base units complemented by roll top work surfaces and perspex midrange. A central induction hob with electric oven below sits opposite space and plumbing for a washing machine, alongside space for a low level fridge/ freezer. A stainless steel sink with side drainer and chrome mixer tap is positioned beneath a PVC double glazed window to the side, and a wall mounted Worcester LPG boiler completes the room.

To the rear lies the BEDROOM, with PVC double glazed window framing attractive views across a paddock beyond. Fitted cupboards to one side, wood grain effect flooring, radiator, and tongue and groove panelling to dado level.

BATHROOM comprises a panel bath with chrome mixer tap and mains plumbed shower, pedestal wash hand basin, low suite WC, frosted PVC window and full aqua





panelled walls.

OUTSIDE the property benefits from off street parking for two vehicles, with double timber gates opening to a further driveway bordered by hedging that provides a degree of privacy.

There is a useful shed, together with steps rising to an extended veranda offering elevated views over the side paddock.

A private courtyard lies to the rear, fully enclosed by a cream painted rendered wall, with a further generous storage shed to one side, an outside tap, water butt and additional storage to the opposite side.

Lower Dunsforth is a picturesque and highly regarded village situated approximately 4.5 miles from Boroughbridge, offering excellent access to the A1(M) for travel further afield.

Postcode: YO26 9SA

Council Tax Band: A

Services: LPG Gas, Mains Water, Electricity, Mains Drainage

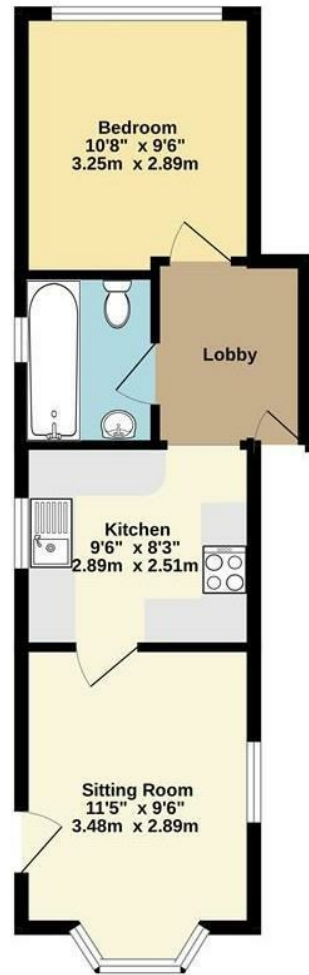
Agents Note: Lower Dunsforth Park holds a 12 month residential licence allowing year round occupation. Site fee approx. £250 per month.

Directions: From Boroughbridge, proceed onto York Road (B6265), continuing for some distance before turning left onto Hunday Field Road. Follow the road onto Mary Lane and into the village along Main Street. Take the immediate left just before the former Hideaway Kitchen and continue a short distance, where the property will be found on the left hand side.

Viewing: Strictly by appointment through the sales agents, Churchills. Tel: 01423 326889  
Email: [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com)



## FLOOR PLAN



TOTAL FLOOR AREA : 376 sq. ft. (35.0 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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Google Reviews  
★★★★★ 4.9

## LOCATION



## EPC

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Byrne House Chapel Street, Easingwold, YO61 3AE

Tel: 01347822800 Email: [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com) [www.churchillsestateagents.co.uk](http://www.churchillsestateagents.co.uk)