



Nidderdale Lodge Park Alder Avenue, Knaresborough HG5 0TU

welcome to

Nidderdale Lodge Park Alder Avenue, Knaresborough

Beautifully presented one-bedroom Omar park home with no chain, open-plan living, bathroom with bath, private patio, wrap-around decking, parking, and warranty to 2029, set on the peaceful over-55s Nidderdale Lodge Park near Knaresborough.

Entrance Hall

The entrance hall is approached via a side-facing double-glazed door and includes a radiator, providing a welcoming entry point to the home and doors to the kitchen/diner.

Kitchen/Dining Room

The kitchen/diner is fitted with a range of modern wall and base units; incorporating an oven, gas hob, sink with drainer, and integrated washing machine. A side-facing double-glazed window with blinds provides natural light, while vaulted ceilings with inset spotlights enhance the sense of space.

Lounge

The lounge is a bright and welcoming space, featuring double doors to the front leading to the balcony, two side-facing double-glazed windows, and an electric fire as a focal point.

Bedroom One

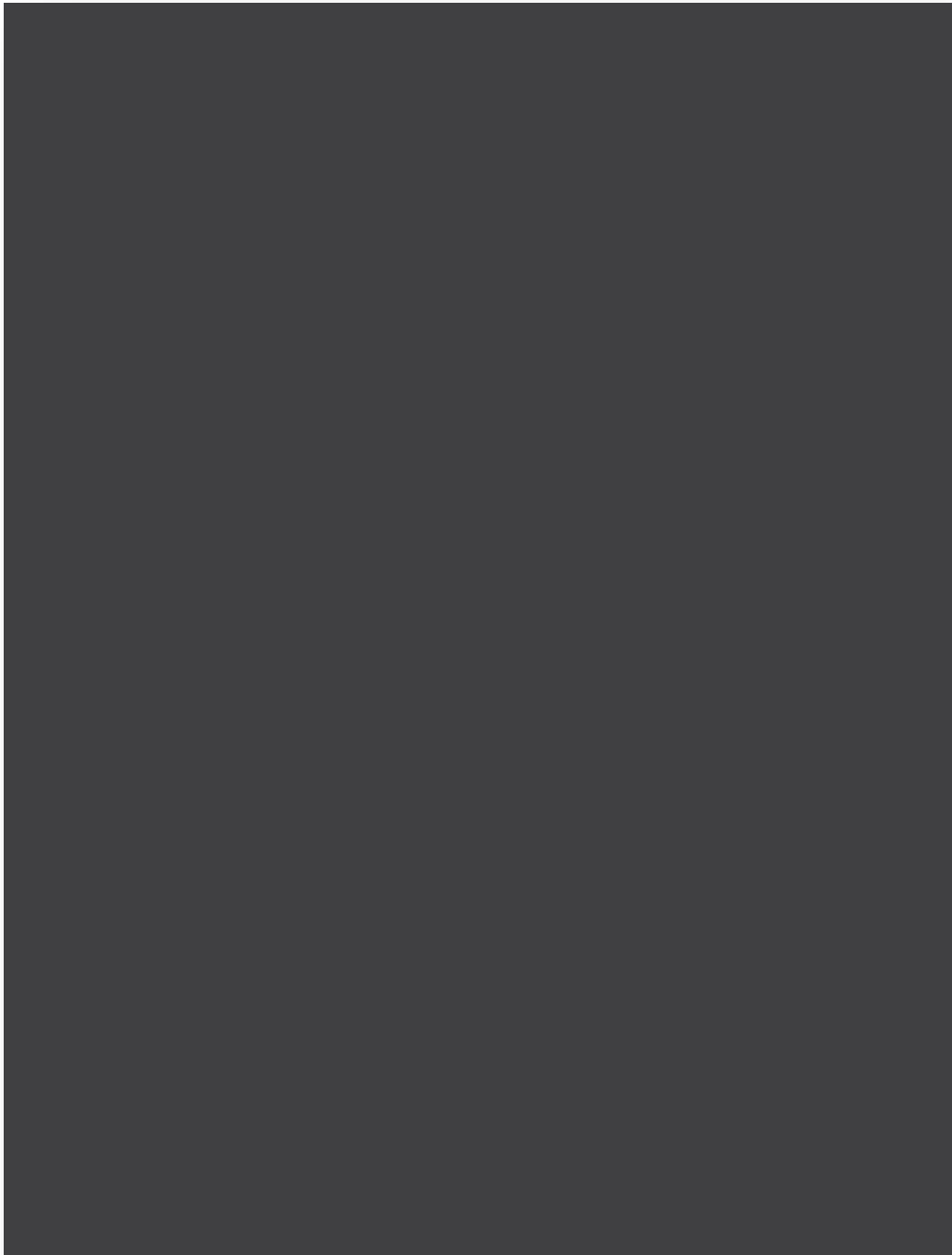
The bedroom is well-appointed with a side-facing double-glazed window with curtains, radiator, fitted wardrobe, and two bedside tables, creating a comfortable and practical retreat.

Bathroom

The bathroom is part-tiled and fitted with a bath and shower over, sink with storage drawers, mirror, WC, and extractor fan. A heated towel rail adds comfort, while a side-facing double-glazed window provides natural light.

Garden

The garden has a wrap around decking, fenced boundaries, courtyard to the side and there is one allocated parking space with visitor parking also.



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- Modern Omar Park Home
- Private garden and decking
- Open-plan lounge, kitchen & dining area
- Full bathroom with bath
- Double bedroom

Tenure: EPC Rating: Exempt

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.

£93,950



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Property Ref:
HRG106954 - 0010

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