



Sherringtons
Sales & Lettings



1 Nidderdale Lodge Park Knaresborough, HG5 0TX

Only five years old this stylish one bedroom 12ft x 36ft Omar park home occupies a secluded position and is situated on the delightful and tranquil OVER 50'S site of Nidderdale Lodge Park within easy reach of Knaresborough High Street. The property benefits from being spacious, light, modern and open plan, gas central heating, double glazing, enclosed patio garden, off street parking and a elevated wrap around decked area. The accommodation is modern, light, spacious and well laid out and briefly comprises; Front door leading into: Open plan lounge kitchen dining room, double bedroom and built in wardrobes, modern shower room. Externally; Low maintenance enclosed paved seating area and a large raised decked area, designated off street parking space. Chain Free!!!

Asking Price £99,000

1 Nidderdale Lodge Park

Knaresborough, HG5 0TX



- DETACHED 12FT X 36FT OMAR PARK HOME
- STYLISH + MODERN OPEN PLAN LOUNGE + KITCHEN DINING ROOM
- DESIGNATED OFF STREET PARKING
- ON NIDDERDALE LODGE PARK
- ELEVATED RAISED DECKING + PATIO GARDEN
- ONLY 5 YEARS OLD
- ONE DOUBLE BEDROOM
- SECLUDED TRANQUIL POSITION
- CHAIN FREE!!!

LOUNGE

11'1" x 9'8" (3.38m x 2.95m)
Double glazed patio doors to raised decked area, double glazed window x two to side aspect, vaulted ceiling, coving. wall mounted electric fire, tv point, double radiator, ceiling coving. Open plan to:

KITCHEN DINING ROOM

12'8" x 11'1" (3.86m x 3.38m)
Range modern wall and base units with work top over, integrated electric oven and four ring gas hob with extractor hood over, sink unit housing stainless steel bowl and drainer with swivel mixer tap, integrated fridge freezer and washing machine, radiator, ceiling coving, vaulted ceiling, inset ceiling spot lights, velux windows x two, double glazed windows x two to side aspect.

HALLWAY

Radiator, ceiling coving.

DOUBLE BEDROOM

8'5" x 11'1" (2.57m x 3.38m)
Double glazed windows x two to side aspect, built in wardrobes, ceiling coving. Mains Gas + Electric
Gold Shield Warranty Applies (Expires 07/08/2029)

BATHROOM

5'6" x 6'3" (1.68m x 1.91m)
Modern white suite comprising:
Panelled bath with over head mains shower, vanity unit housing basin and mixer tap, low level W.C., chrome wall mounted towel rail, extractor fan, ceiling coving, double glazed window to side aspect.

EXTERNALLY

DESIGNATED PARKING

Designated parking space.

RAISED DECKING

Elevated wrap around decking to front and side aspects.

ENCLOSED GARDEN

Low maintenance enclosed block paved seating area with a walkway to rear and side aspect.

AGENTS NOTES

Pitch Fee Approx £205 pcm Applies.

Nidderdale Park Rules Apply.

Mains Gas + Electric

Gold Shield Warranty Applies

(Expires 07/08/2029)



Floor Plan

GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 384 sq.ft. (35.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC