Moor Lane | Ryther | LS24 9FW

Chain Free £70,000

Two bedroom lodge | 12 months occupancy | EPC Rating E

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VACANT POSSESSION. RURAL LOCATION. SOUGHT AFTER SITE. EASY ACCESS TO AMENITIES.

A charming park home located on Moor Lane in the picturesque village of Ryther, Tadcaster. This delightful property boasts a cosy open-plan reception room, perfect for relaxing or entertaining guests, with two comfortable bedrooms and two bathrooms (one separate and one en-suite shower), there is also ample space for a small family or guests staying over.

Situated in a tranquil setting, this park home offers a peaceful retreat from the hustle and bustle of city life. The property and the decking are all composite, making it maintenance free. It also features parking space for one vehicle, ensuring convenience for residents with a car. Pets are allowed on the site.

Whether you are looking for a weekend getaway or more longer stays, this park home is sure to captivate you with its quaint charm and serene surroundings. Don't miss the opportunity to make this lovely property your own in the heart of the English countryside.

Hall

PVCu double-glazed entrance door, radiator, down lighters to the ceiling, doors to rooms and a large store cupboard housing the gas boiler.

Lounge/Kitchen/Diner 5.49m x 4.06m (18'0" x 13'4")

Double-glazed French doors on to a decking area, double-glazed windows, electric fire with surround, radiator, TV point and power points. To the kitchen/dining area are two double-glazed windows, with the fitted kitchen area comprising; roll top work surfaces, inset sink and drainer, integrated electric oven and gas hob, integrated fridge and freezer, dishwasher and plumbing for a washing machine. Radiator and ceiling down lighters.

Bedroom 1 2.92m x 2.64m (9'7" x 8'8")

PVCu double-glazed side window, fitted furniture, central heating radiator, walk-in wardrobe and a door to an en-suite.

En-suite

Walk-in shower enclosure with glazed sliding screen, wash hand basin set in a vanity unit and a push flush WC. Heated towel rail, PVCu double-glazed side window, down lighters to the ceiling and an extractor fan.

Bedroom 2 1.98m x 2.79m (6'6" x 9'2")

Fitted wardrobe and furniture, down lighters to the ceiling, radiator and a PVCu double-glazed side window,

Bathroom

Modern white suite comprising; straight panelled bath with shower over, push flush WC and wash hand basin. Heated towel rail. PVCu double-glazed side window, down lighters to the ceiling and an extractor fan.

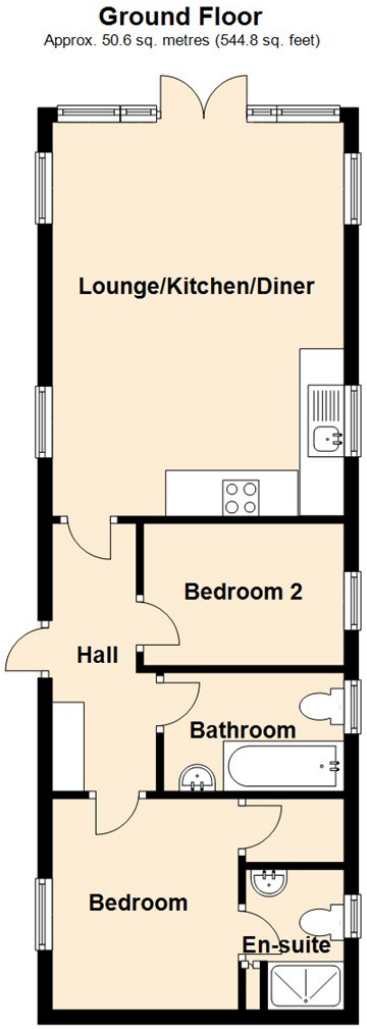
Exterior

Generous lawned garden/plot with flower beds, decking and established trees. The lodge and decking are all composite and therefore, maintenance free.

Agents notes

365 days per year occupancy permitted. Potential buyers MUST be approved by the current site owner. Potential buyer must have another main residential address. Site fees are reviewed annually and are currently £3420 per annum (£285 per month) and the property is council tax exempt.

Leasehold remaining years are 95. A 10% site transfer fee is included in the purchase price paid.



Total area: approx. 50.6 sq. metres (544.8 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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