



**10 THE SPINNEY, TOSSIDE**  
**£105,000**





## **10 THE SPINNEY, BOWLAND FELL PARK, TOSSIDE, SKIPTON, BD23 4SD**

Well, presented, 2 bedroom park home, located in a superb and popular position on a small development of similar properties in this sought-after rural area.

Situated on the Bowland Park site, the park home has a twelve-month permit occupancy licence and has the added advantage of access to the site amenities.

The park home has recently been redecorated, new carpets and quality fixture and fittings and ready for immediate occupation with no chain.

Well, maintained with recent roof works and external coating.

Ideal property for a retired buyer and well worthy of internal inspection to appreciate the size, layout and rear views.

Good sized garden areas and parking. The property is subject to some park rules, such as the occupants must be over the age of 55 years old and the property cannot be let out as a holiday let.

### **ACCOMMODATION COMPRISES:**

#### **Ground Floor:**

Lounge/Dining Room, Inner Hallway, Kitchen, 2 Bedrooms, Bathroom.

#### **Outside**

Generous Plot with Parking Space.

### **ACCOMMODATION:**

#### **GROUND FLOOR:**

##### **Lounge/Dining Room:**

19'8" x 13'4"

Covered entrance, upvc external entrance door, spacious, light and airy room with large upvc double glazed windows, feature fireplace and radiator.





### **Inner Hallway:**

13'6" x 3'2"

Access to 2 bedrooms, kitchen and bathroom.

### **Kitchen:**

11'2" x 9'8"

Range of base units with complementary worksurfaces, breakfast bar, wall units, 1 ½ stainless steel sink with mixer taps, gas cooker point, extraction hood, upvc double glazed window, ½ glazed upvc side external entrance door and radiator



### **Bedroom 1:**

9'7" x 10'10"

Double bedroom, upvc double glazed window, superb views and radiator.





### **Bedroom 2:**

9'7" x 10'10"

Double bedroom, upvc double glazed window, and radiator.

### **Shower Room:**

5'4" x 6'9"

3-piece bathroom suite comprising shower enclosure, pedestal wash hand basin, upvc double glazed window, cupboard housing gas boiler, radiator.



### **OUTSIDE:**

Garden area and parking space.



### **Directions:**

Turn into Bowland Park and proceed down the estate road. The Spinney homes are the first park homes on the left hand side turn in the first turning and go around the development. Number 10 is on the left hand side. A For Sale board is erected.

### **Tenure:**

This property is a park home and ground rent is payable per month at £151.60 there are no service charges, gas and electric are metered and invoiced monthly.

**Restrictions:**

Note there are several park restrictions/rules which apply to these homes, one is that occupiers must be over 55 years of age and the home cannot be used as a holiday let.

**Services:**

LPG gas, mains electric. Metered gas/electric contact the office for further details.

**Viewing:**

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

**Purchase Procedure:**

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

**Marketing:**

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

**N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.**

**N.B.** No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

**N.B.** Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

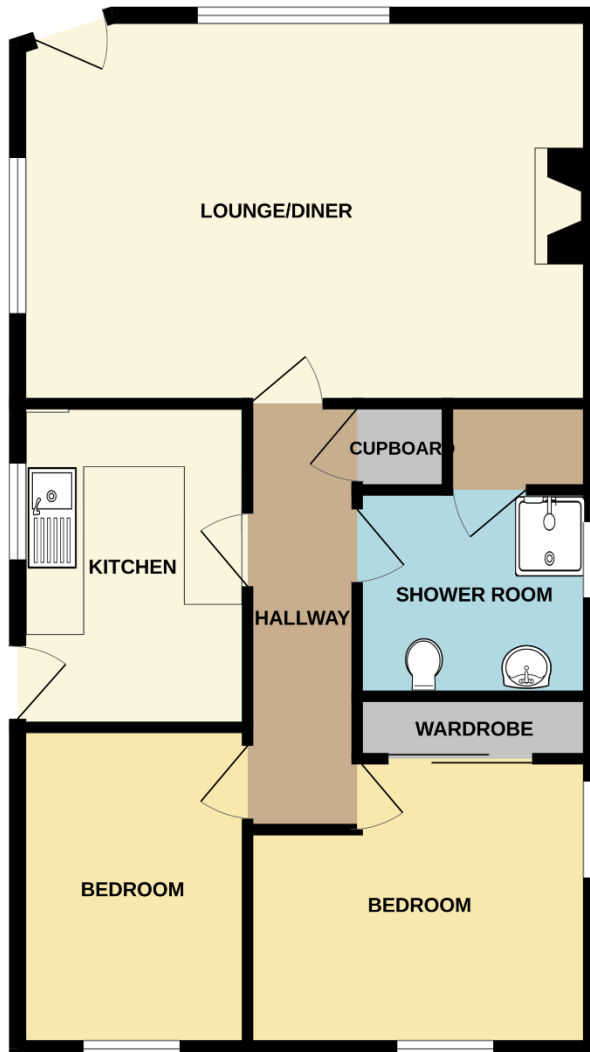
**Local Authority:**

North Yorkshire Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ

Council Tax Band A



GROUND FLOOR



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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