



LEYBURN • DL8 5DQ

10 Cypress

Fixed Price £47,995

2 Exempt · Park Home

AT A GLANCE

- | | | |
|---------------------------------------|---------------------------------|--|
| ✓ Unique Holiday Park In Popular Town | ✓ Private Sought After Location | ✓ Site Fees Included Until 25th January 2027 |
| ✓ Open Plan Living/Kitchen Area | ✓ 2 Bedrooms | ✓ Fully Serviced Pitch |
| ✓ Double Glazing & Central Heating | ✓ Site Fees Apply | ✓ 10.5 Months Occupancy |

LEYBURN
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HAWES
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SETTLE
01729 825311

KIRKBY STEPHEN
01768 258002

THE PROPERTY

Unique Holiday Park In Popular Town

Cypress 10 – 2026 Model | 2 Bedroom Luxury Caravan

The stunning Cypress 10 2026 model offers modern comfort, stylish design, and exceptional value, making it the perfect holiday home for couples and families alike. With its attractive wood grain aluminium exterior, painted chassis, and elegant pan tiled roof, this caravan delivers both durability and contemporary curb appeal.

Inside, the spacious and beautifully designed interior features vaulted ceilings throughout, creating a bright and open atmosphere. The comfortable lounge area includes an electric fire and a practical metal action fold-out bed within the lounge seating, providing additional sleeping accommodation when needed. White uPVC double glazing and full central heating ensure comfort throughout every season, while net curtains throughout add a cosy finishing touch.

The modern kitchen is fully equipped with an integrated cooker and externally vented cooker hood, making it both stylish and functional. The bathroom benefits from a thermostatic mixer shower, dual flush WC, and extractor fan for added convenience. USB sockets are fitted in both the lounge and bedrooms, and for complete peace of mind the caravan also includes smoke alarms and carbon monoxide detectors.

This fantastic package includes decking and customised steps, with the price fully inclusive of delivery and connection fees. A TV aerial, bulk connection, and all relevant safety checks are also included, allowing you to move straight in and begin enjoying your new holiday home immediately. The fully serviced pitch comes complete with its own parking bay for added convenience. Owners are permitted to hire their own units out for up to 6 weeks of the season.

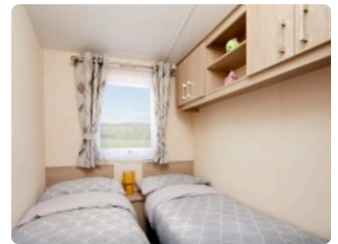
As an added bonus, SITE FEES ARE INCLUDED UNTIL 5th JANUARY 2027, making this an even more attractive opportunity.

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*Private Sought After
Location*

GALLERY

Every room, inside and out



REQUEST THE VIDEO VIEWING

Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through 10 Cypress properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.



ASK FOR THE
VIDEO VIEWING

THE ACCOMMODATION

A room-by-room schedule



Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

01 ACCOMMODATION

Kitchen Area

Laminate wood effect flooring. Range of wall and base units. Stainless steel sink and drainer. Gas oven and hob. Window to side.

Living Room

South facing. Fitted carpet. Electric fire. L shaped sofa. Windows to both sides. Large window to front.

Bedroom 1

Double bedroom. Fitted carpet. Radiator. Fitted wardrobe and storage. Window to side.

Bedroom 2

Twin bedroom. Fitted carpet. Radiator. Fitted storage. Window to side.

Bathroom

Laminate wooden style flooring. Walk in shower. WC. Washbasin. Cupboard with mirror. Frosted window to side.

02 OUTSIDE

Decking

Decking area to sit out and enjoy the sun.

Parking

Gravelled driveway providing parking for one vehicle.

AGENTS NOTES

This seasons fees are £4400.00 payable 1/3/26 these are included in the sale price, but will become due again 1/3/27. Included in the fees are water rates, waste disposal non domestic rates. What's not included are; electricity and gas is billed quarterly, insurance - customers chosen supplier.



*Site Fees Included Until
25th January 2027*