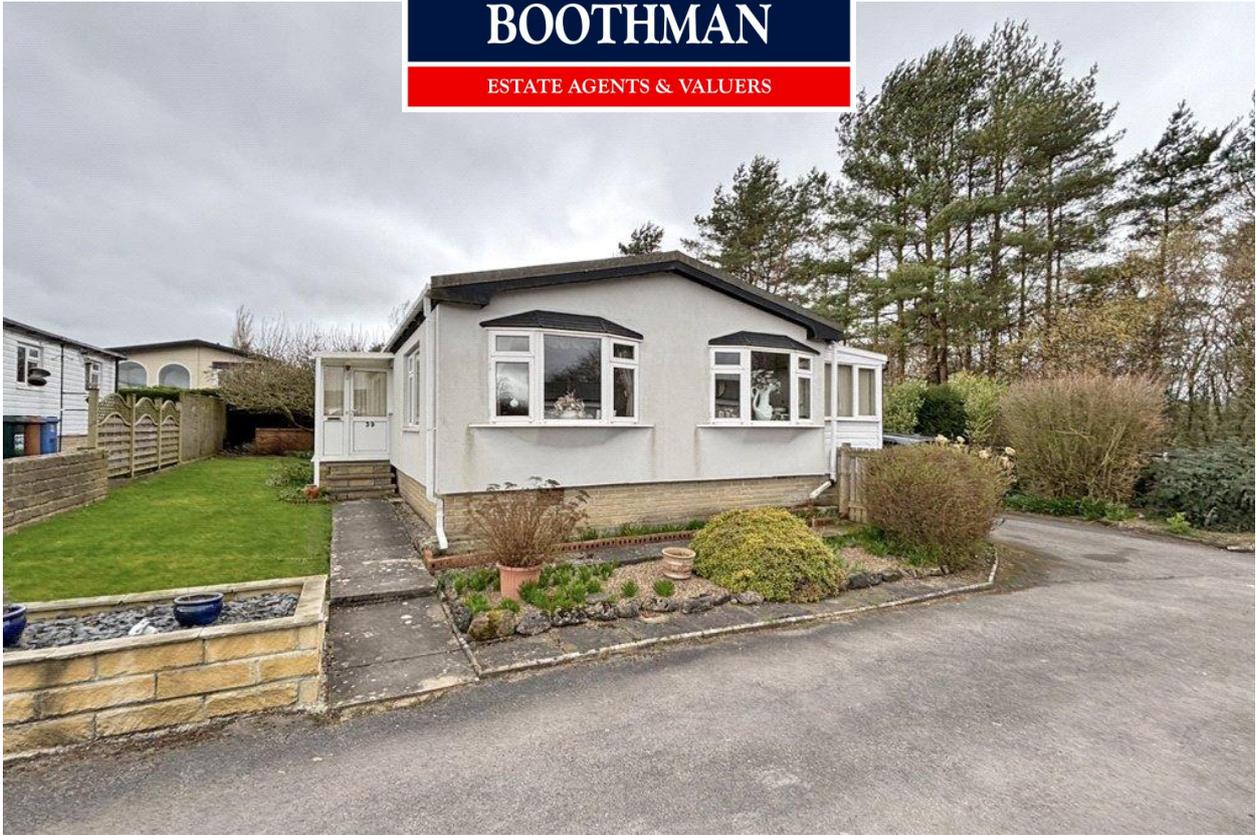


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



39 The Avenue, Overdale Park, Skipton  
BD23 6XG  
Asking Price: £235,000



+ 3



+ 1



- Three bedroom park home
- Larger than usual plot
- Private parking for two in tandem
- Summerhouse with power and electric
- Gardens extending to three sides
- Spacious living accommodation

A superb opportunity to purchase one of a small number of three bedroom park homes set within one of the largest plots on the site with gardens to three sides and private driveway parking. The accommodation on offer is very spacious and certainly needs to be seen to be appreciated.



Restricted to purchasers over the age of 55, Overdale Park is pleasantly situated close to the edge of this popular market town and offers an exceptionally clean and well maintained residential environment with a relaxed and peaceful atmosphere.

The accommodation is equipped with mains gas central heating and UPVC sealed unit double glazing and comprises very briefly:

An entrance porch/conservatory extension, an entrance hallway, a sitting room, a dining room which is open to the well-appointed kitchen, a utility room extension, three good sized bedrooms and the shower room which has been superbly finished with a three piece suite. Externally the property has a private driveway with parking for two cars in tandem. The gardens extend to three sides of the property with lawn, hedging, a pond, flowerbeds, shrubs, a stone paved patio and a summerhouse with power and lighting.

The historic market town of Skipton is known as the 'Gateway to the Dales' and provides extensive shopping and recreational facilities together with a High Street market four days a week. For those interested in the outdoors, the Yorkshire Dales National Park is only a short drive away to the north, offering some of the finest countryside and scenery in the UK.

Acquiring a park home is becoming an attractive and affordable alternative to purchasing a bungalow and offers the advantage of ground floor living accommodation together with the opportunity to become part of a friendly neighbourhood community.



Harrison Boothman Estate Agents & Valuers  
1 Unicorn House, Keighley Road, Skipton, BD23 2LP  
Telephone: 01756 799993  
Email: [info@harrison-boothman.co.uk](mailto:info@harrison-boothman.co.uk)  
Web: [www.harrison-boothman.co.uk](http://www.harrison-boothman.co.uk)



The accommodation comprises in further detail:

## GROUND FLOOR

### ENTRANCE PORCH/CONSERVATORY EXTENSION

15'7" x 4'7" with sealed unit UPVC windows and a matching entrance door. Central heating radiator.

### HALLWAY

Central heating radiator. Storage cupboard with a hanging rail.

### SITTING ROOM

16'3" x 11'2" (maximum) with sealed unit UPVC double glazed windows. Central heating radiator. Wall lights.

### KITCHEN

10'7" x 9'4" (maximum) with fitted wall and base units with contrasting laminate worktops and tiled surrounds. Sealed unit UPVC double glazed window. Storage cupboard with the gas fired combination boiler. Stainless steel bowl and drainer sink with a chrome hot and cold mixer tap. Recess for oven. Open to:

### DINING AREA

8'2" x 7'8" with a sealed unit UPVC double glazed window. Central heating radiator.

### UTILITY ROOM

12' x 4'8" with plumbing for a washing machine. Sealed unit UPVC double glazed windows and a matching side entrance door. Central heating radiator.

### UPDATED SHOWER ROOM

Vanity wash basin. Low suite w/c. Large walk in shower cubicle with a chrome thermostatic shower. Chrome heated towel rail. Extractor fan. Partial wall tiling. Sealed unit UPVC double glazed window.

### OUTSIDE

There is a private driveway with parking for two cars in tandem. The gardens extend to three sides of the property with lawn, hedging, a pond, flowerbeds, shrubs, a stone paved patio and a summerhouse with power and lighting.

### TENURE

The property is a park home and is subject to the Mobile Homes Act.

Upon the sale of a park home the occupying vendors pays a percentage of the sale price to the park owners. The current rate for Overdale Park is 10% of the agreed sale price. This rate is set by the Secretary of State and is currently capped at a maximum of 10%.

We have been informed that there is a monthly Ground Rent of currently £ per month to cover the cost of communal maintenance, water supply and sewerage. This amount is reviewed annually.

The property is Band A for Council Tax purposes.

Prospective purchasers are strongly advised to read the Overdale Park site rules, a copy of which is available on request.

SUB LETTING IS NOT PERMITTED.

SERVICES All mains services are installed.

Please note we have not been able to test the equipment or installations in this property and recommend that prospective purchasers arrange for a qualified person to check any appliances before entering into any commitment.

VIEWING Strictly by arrangement with HARRISON BOOTHMAN. All potential viewers are advised to read a copy of our PRIVACY POLICY which can be found on our website. Alternatively a written copy is available on request.

Tel: Skipton 799993

Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on the floor plan. The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

Ref: JT116032026

If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

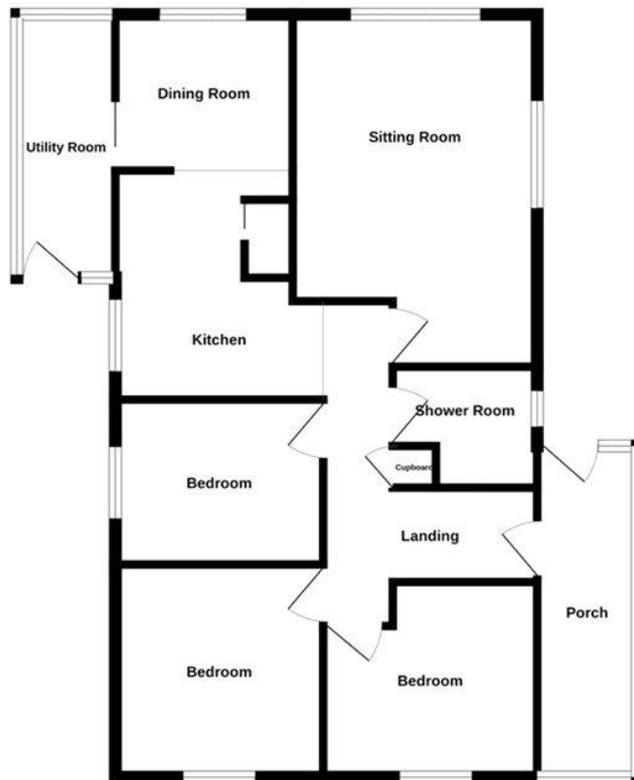
These particulars do not constitute an offer or contract of sale.

Any prospective purchaser should satisfy themselves by inspection of the property.





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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