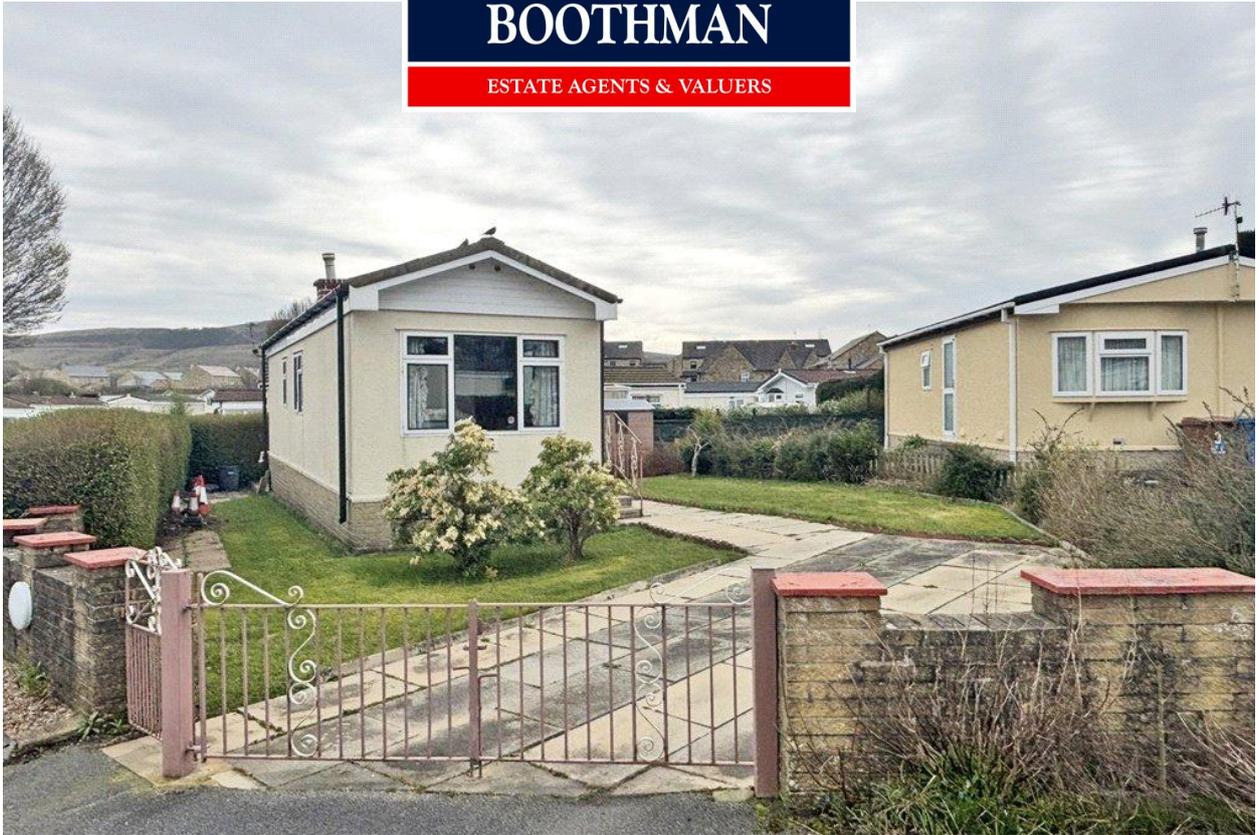


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



1 The Crescent, Overdale Park, Skipton  
BD23 6XA  
Asking Price: £145,000



+ 1



+ 0



- NO ONWARD CHAIN
- Good sized plot with potential to extend
- Private parking
- Immaculately presented
- Sought after over 55's development

A fantastic opportunity to purchase an immaculately kept one bedroom detached park home on this sought after development, positioned in a pleasant location with a gated private driveway and low maintenance gardens wrapping around the home.



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.

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.

The increasingly popular market town of Skipton has won many accolades in recent years, being independently judged to be one of the best areas to live in the UK via multiple media sources. Catering to residents of all ages, the town offers the perfect combination of excellent schooling, easy access to countryside and an extensive choice of leisure, shopping and recreational facilities.

The town is intersected by the scenic Leeds/Liverpool canal and is well known for its Medieval Church and Castle together with a bustling High Street featuring an outdoor market on the cobbled 'setts' four days a week. The town offers an excellent mix of independent shops, pubs and cafes in addition to having well known branded stores and a choice of fashionable bars and restaurants. There are excellent public transport links, including a railway station providing regular daily services to Leeds and Bradford. The towns enjoys an annual programme of community events and festivals, attracting an ever increasing degree of tourism. In addition, the beautiful Yorkshire Dales National Park is only a short drive away to the north, offering some of the finest countryside and scenery in the UK.



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Equipped with gas central heating together with UPVC sealed unit double glazing the accommodation comprises in further detail:

## GROUND FLOOR

### PORCH/CONSERVATORY

17'6" x 3'10" with sealed unit UPVC double glazed window's and a matching entrance door. Central heating radiator.

### HALLWAY

Central heating radiator. Storage cupboard with shelving.

### SITTING ROOM

12'2" x 9'8" with sealed unit UPVC double glazed windows looking over to Embsay Crag and a matching side entrance door. Wall mounted gas fire which is used as the back boiler for the property. Corner unit. Central heating radiator.

### KITCHEN

9'8" x 9'4" with sealed unit UPVC double glazed windows with long distance views. Fitted wall and base units with contrasting oak effect worktops and tiled effect surrounds. Stainless steel one and a half bowl sink and drainer with a chrome hot and cold mixer tap. Cooker. Central heating radiator. Extractor fan. Storage cupboard housing the hot water tank. Recess for washing machine.

### BEDROOM

9'9" x 9'8" with a sealed unit UPVC double glazed window. Central heating radiator. Fitted wardrobing.

### SHOWER ROOM

Pedestal wash basin. Low suite w/c. Shower cubicle with an electric shower. Sealed unit UPVC double glazed window. Central heating radiator.

### OUTSIDE

The property has the benefit of a private gated paved driveway with parking for two vehicles. There is a good sized plot which is easily manageable and offers a lawn, storage shed, shrub borders and a paved seating area. There is ample potential to extend the living space to suit a buyer's needs.

### 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 £tba 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.

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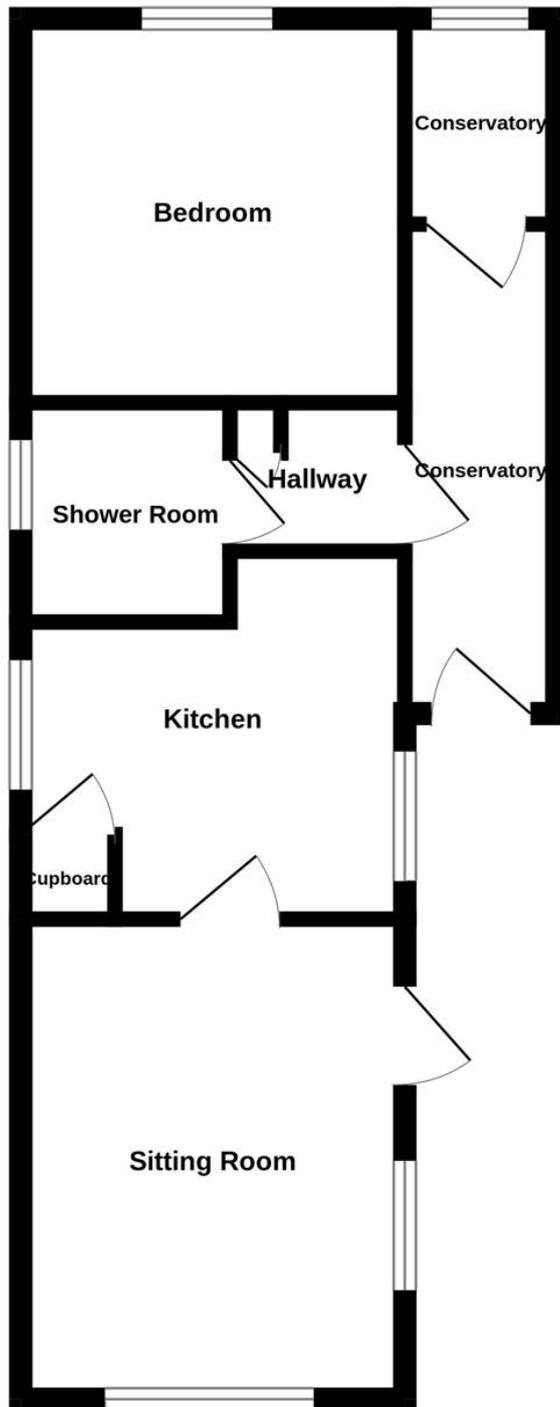
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

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