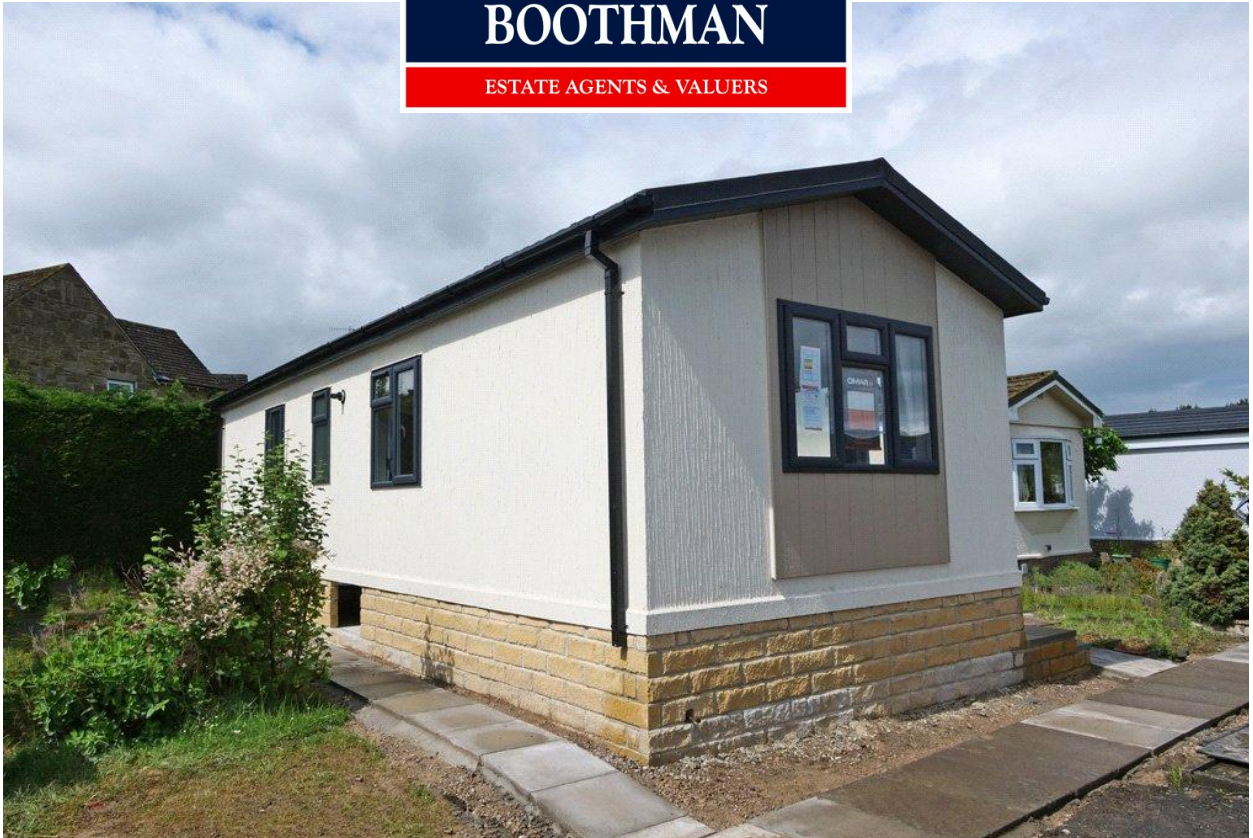


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



3 The Close, Overdale Park BD23 6XE  
Asking Price: £195,000



+ 2

+ 1



- NO FORWARD CHAIN
- BRAND NEW PARK HOME
- FULLY FURNISHED
- STYLISH MODERN KITCHEN
- CONSTRUCTED TO MODERN REGULATIONS

#### NO FORWARD CHAIN

A rare and exciting opportunity to acquire a brand new, fully furnished two bedroom park home, equipped to a high specification with contemporary fixtures and fittings and pleasantly situated in this increasingly popular development on the edge of Skipton.



This luxurious park home comprises a 'Westbury 40 x 14' model, constructed to BS 3632 residential standard and will benefit from 10-Year GoldShield structural warranty. The spacious and well planned accommodation is appointed to an exceptionally high standard throughout incorporating neutral décor and fitted carpets, quality free standing and fitted furniture, curtains/blinds, a stylish modern fitted kitchen and a bathroom with contemporary suite. The property is equipped with all mains services and enjoys an open aspect with views towards Embsay Crag. The external walls are constructed to modern day regulations in terms of insulation and fire safety and will also therefore help to keep everyday running costs down.

Viewing is essential to appreciate the very high standard of accommodation on offer which comprises very briefly:

An entrance hall, an open plan Living Dining kitchen with stylish modern fitted units, a master bedroom with fitted furniture, a single sized second bedroom, a bathroom with three piece suite and delightful lawned and stone flagged garden area. Parking is available in the main communal car park a short walk away.

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 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



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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.

Certainly representing an enviable opportunity, the property is equipped with gas central heating, UPVC sealed unit double glazing and a good range of fitted and free standing furniture and comprises in further detail:

## GROUND FLOOR

### ENTRANCE HALL

With UPVC sealed unit double glazed entrance door. Central heating radiator.

### LIVING DINING KITCHEN

20'07" X 13'02" Superbly appointed light grey front wall and base units with contrasting wood effect worktop surfaces and matching upstands. Stainless steel sink and drainer unit. Built in electric oven. Four ring gas hob with extractor over. Integrated fridge and freezer. Integrated washing machine. Concealed wall mounted Worcester gas boiler. Wood effect flooring to kitchen area. Triple aspect UPVC sealed unit double glazing enjoying long distance views over the Park to the countryside beyond. Central heating radiator. UPVC sealed unit double glazed entrance door. Two piece suite, curtains and dining table with four chairs included.

### BEDROOM ONE

13'02" x 7'09" With UPVC sealed unit double glazing. Stylish modern wardrobe, draws and bedside tables. Double bed base, headboard, mattress and curtains included. Central heating radiator.

### BEDROOM TWO

10'01" x 4'11" With UPVC sealed unit double glazing. Stylish modern wardrobe and bedside tables. Single Bed base, headboard, mattress and curtains included. Central heating radiator.

### BATHROOM

Superbly appointed with a modern white suite comprising low suite WC, pedestal hand wash basin and a panelled bath with shower hose attachment. UPVC sealed unit double glazed window. Extractor fan. Central heating radiator.

### OUTSIDE

The property benefits from a stone flagged patio and lawned garden area.

## TENURE

The property is a park home and is subject to the Mobile Homes Act. Useful information can be found at:

[www.gov.uk/government/collections/park-homes](http://www.gov.uk/government/collections/park-homes)

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.

We have been informed that there is a monthly service charge of currently £190 a 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.

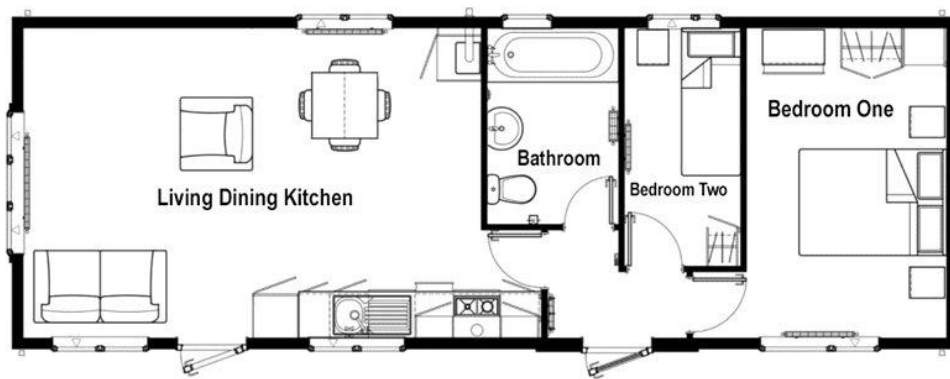
The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

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

Ref: AJT080626

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.