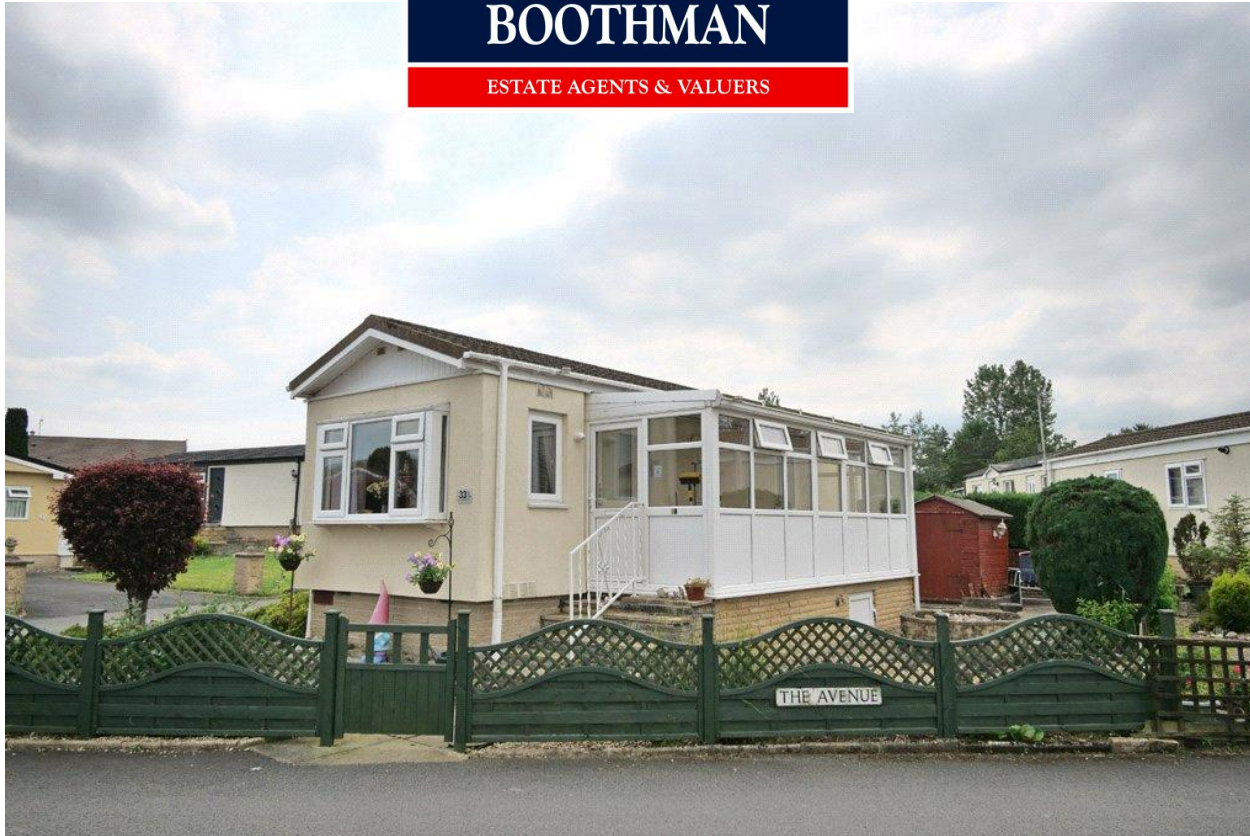


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



33 The Avenue, Overdale Park, Skipton  
BD23 6XG  
Asking Price: £120,000



+ 1



+ 1



- No Forward Chain
- Private Parking
- Enclosed Gardens
- Low Maintenance

Offering affordable one bedroom accommodation with private parking, this compact and easy to manage park home enjoys a desirable position within this increasingly popular residential development, including easy to manage gardens extending to the side and rear.



This delightful home is equipped with gas central heating together with UPVC sealed unit double glazing and the accommodation comprises very briefly:

A conservatory extension, an entrance hall, a fitted breakfast kitchen, a living room with gas fire, a fitted double bedroom and a shower room with walk in shower enclosure. Externally there is private parking as previously described and low maintenance enclosed gardens.

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 proves extensive shopping and recreational facilities include 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.

The accommodation comprises in further detail:

GROUND FLOOR



Harrison Boothman Estate Agents & Valuers  
1 Unicorn House, Keighley Road, Skipton, BD23 2LP  
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#### CONSERVATORY

16'10" x 5'10" With UPVC sealed unit double glazed entrance door. UPVC sealed unit double glazing. Internal UPVC glazed entrance door through to:

#### ENTRANCE HALL

Internal doors leading to all rooms.

#### BREAKFAST KITCHEN

9'08" x 9' (both maximum) Well-appointed with a range of fitted wall and base units incorporating contrasting worktop surfaces with ceramic tiling above. Composite sink and drainer unit. Freestanding gas oven with four ring gas hob. Plumbing for an automatic washing machine. Central heating radiator. UPVC sealed unit double glazed windows to both sides. Door leading to:

#### LIVING ROOM

12'06" x 9'08" with wide UPVC sealed unit double glazed window enjoying long distance views at the front. Further UPVC sealed unit double glazed window to the side together with a matching entrance door. Central heating radiator. Tiled fireplace and hearth together with coal effect gas fire. Built in cupboard housing wall mounted gas boiler.

#### BEDROOM

9'08" x 7'2" Well-appointed with a range of fitted pine wardrobes. UPVC sealed unit double glazed window. Central heating radiator.

#### SHOWER ROOM

With three-piece white suite comprising low suite WC, pedestal hand wash basin and a walk-in shower enclosure housing thermostatic shower. Partial ceramic wall tiling and contrasting floor tiles. UPVC sealed unit double glazed window. Central heating radiator.

#### OUTSIDE

To the front and side is an enclosed low maintenance garden area including stone flagged patio, pebbled beds and well stocked flowerbeds.

At the rear of the property is a private parking area and a timber garden shed.

#### TENURE

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

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 £165.84 per month to cover the cost of communal maintenance, water supply and sewerage. This amount is reviewed annually at the end of each September.

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 Mains electricity and drainage are connected to the property. Gas is supplied via an external storage tank. The cost of water and sewerage is included within the monthly service charge.

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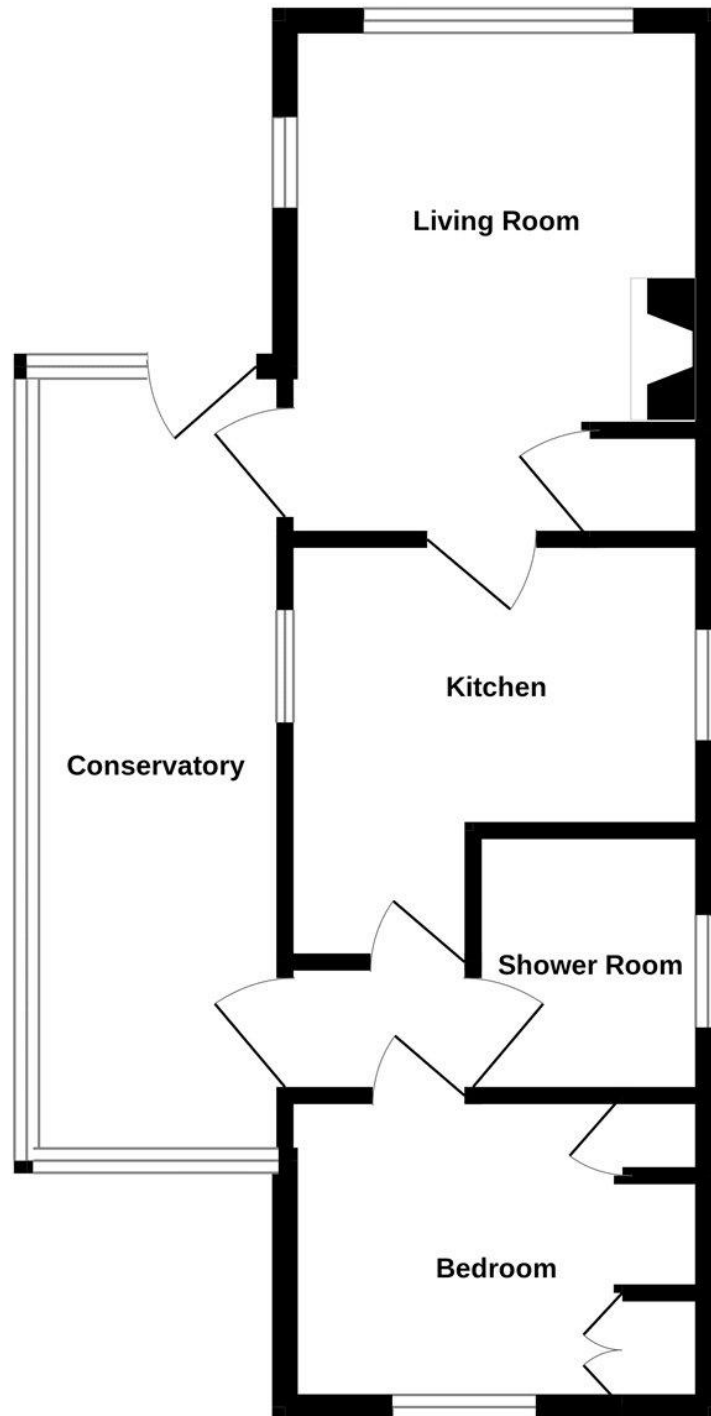
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

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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