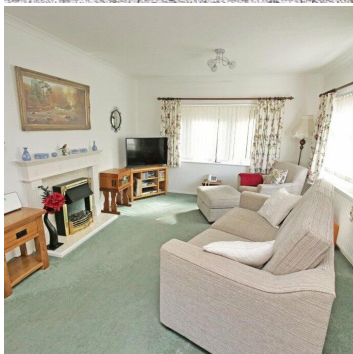




LONG ASHES PARK



Wood Acre Close

Price: £235,000

Description

This attractively improved and well equipped two bedroomed park home bungalow enjoys an enviable location in a quiet cul-de-sac on the edge of Long Ashes Park, backing onto natural light woodland with fine aspects whilst also including the advantage of gas central heating together with UPVC sealed unit double glazing.

The sought after and lightly wooded Long Ashes Park is situated adjacent to beautiful open countryside in the picturesque Yorkshire Dales National Park, successfully providing a well maintained residential environment offering a relaxed and peaceful atmosphere.

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

Facilities available within the site include a leisure club and spa - with a choice of treatments, an indoor heated swimming pool, a gym, a sauna, a steam room and jacuzzi - whilst other amenities include an on-site coffee lounge providing daytime snacks and meals as well as the Gamekeepers Inn pub for evening meals and drinks.

Surrounded by beautiful open countryside adjacent to the River Wharfe in the picturesque Yorkshire Dales National Park, Threshfield and the larger neighbouring village of Grassington together provide an extensive variety of local everyday shops, amenities and services including well respected primary and secondary schooling, Churches, public houses, cafes and restaurants, a doctors surgery, a chemist, a dentist, a sub post office, various sports clubs, community events, festivals and a bus service. There is also a nearby well stocked Spar general store with independent butchers and bakery and fuel facilities.

The historic market town of Skipton known as the 'Gateway to the Dales' is only circa nine miles away to the South whilst the business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

Skipton also offers a railway station providing a regular service to Bradford and Leeds.

With much to commend it, the property comprises in further detail:

ENTRANCE HALL

With a traditional UPVC and sealed unit double glazed front entrance door. Laminate oak flooring. Central heating radiator. Built-in cloak/store cupboard and a built-in shelved linen cupboard. Built-in in store cupboard including an Ideal Logik gas combination central heating boiler. Display alcove with fitted glass shelves and a built-in base cupboard.

DINING ROOM

10'x8' With UPVC sealed unit double glazing, a central heating radiator and oak flooring. An archway leads through to the full width living room.

FITTED BREAKFAST KITCHEN

13'2" x 9'3" Well equipped with a range of contemporary white fronted units providing cupboards, drawers and contrasting granite effect worktop surfaces including a matching breakfast bar peninsula unit. Stainless steel sink and drainer. Built-in split level Lamona oven. Four ring Gorenje ceramic hob having a stainless steel backing plate and a fitted extractor hood above. Plumbing for an automatic washing machine. Display alcove with fitted glass shelves. UPVC sealed unit double glazing providing delightful aspects at the rear directly towards natural light woodland. A UPVC and sealed unit double glazed external door gives access to the attractive flagged rear patio which offers a delightful sitting out area - enjoying fine woodland views.

FULL WIDTH LIVING ROOM

19'4" x 11' With UPVC sealed unit double glazing to three sides including bow windows to front and rear elevations - the latter enjoying fine views towards natural light woodlands. Two central heating radiators. Adam style surround to a fireplace with a marble effect interior, a matching hearth and a living flame coal style electric fire.

BEDROOM ONE

12'9" x 9'6" With UPVC sealed unit double glazing and a central heating radiator. Range of fitted wardrobes and matching fitted chests of drawers including a display shelf.

BEDROOM TWO

9'5" x 9'4" (plus recess) With UPVC sealed unit double glazing and a central heating radiator. Fitted wardrobes and a matching dressing table unit. Fitted mirror with lighting above.

SHOWER ROOM

With a quality contemporary white suite comprising a shower cubicle having glass screens, mermaid wall panelling and a thermostatic shower together with a low suite WC and also a hand wash basin which is recessed into a vanity cabinet unit with a splash back. UPVC sealed unit double glazing. Central heating radiator. Fitted mirror fronted medicine cabinet and a light/shaver point. Extractor fan.

OUTSIDE

There is an easily manageable gravelled frontage.

To the rear is an enclosed stone flagged patio enjoying a pleasant degree of privacy - also extending to the side - whilst providing a delightful sitting out area directly backing onto natural light woodlands with very pleasant aspects. Flowerbeds with bushes and a mature conifer.

Timber garden shed, outside tap and lighting.

COMMUNAL CAR PARKING PROVISION

AGENTS NOTES

There is a broadband connection.

The boiler was installed on the 16th February 2023 - with a Building Regs Compliance Certificate. There is also a Halo system.

TENURE

This 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 a percentage of the sale price is paid to the park owners. The current rate for Long Ashes 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%.

The payment of 10% to Lakeland Leisure Limited is payable by the purchaser on the vendor's behalf. Effectively, the purchaser deducts the 10% from the agreed sale price and sends that amount directly to Lakeland Leisure. The purchaser then sends the remaining 90% to the vendor's solicitor to complete the sale.

There is a monthly ground rent/service charge payable which is currently £199.26 per calendar month to cover the cost of communal maintenance, water supply and sewerage. This amount is reviewed annually. Sub letting is not permitted. It may not be possible to obtain a mortgage for a park home. Pets may be considered.

The property is band A for Council Tax purposes.

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

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.

Call: 01756 752261

Email: info@longashespark.co.uk

www.longashespark.co.uk

Contact Us

