



3 Ashdown Park, Minskip Road, Boroughbridge YO51 9HY

Stephensons



# Stephensons

Guide Price £195,000

A beautifully presented 2015 built 2 bedroom park home in an attractive gated retirement development exclusively for the over 55's on the fringes of Boroughbridge. This 42' x 20' Country Homes bespoke Kingsbridge park home features a stylish interior that includes a 19'6" long L-shaped living room, kitchen with integrated appliances, master bedroom with fitted wardrobes and en-suite shower room, 1 further double bedroom and a bathroom complemented by a block paved driveway and lawned gardens .

Harrogate Borough Council - Tax Band A

Viewings via Boroughbridge Office 01423 324324



A hallway with cloaks storage cupboard leads off into an impressive 19'6" long L-shaped living room with feature fireplace and a dining area with double doors out into the rear garden. The kitchen features generous storage and integrated appliances (hob, eye-level oven, fridge, freezer, dishwasher and washing machine) complemented by useful utility room. An inner hallway leads off into a master bedroom with fitted wardrobe, and spacious en-suite shower room, 1 further double bedroom with further fitted wardrobes and a bathroom. Other internal features of note include double glazing and gas radiator central heating. Externally there are lawned gardens to 3 sides with a storage shed and a block paved double width driveway for parking.

This fabulous park home also comes with the benefit of a 10 year Goldshield Warranty which expires in 2027.

For further information on buying and owning a park home please visit [www.gov.uk/government/collections/park-homes](http://www.gov.uk/government/collections/park-homes)





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### Services

We have been informed by the Vendor that all mains services are connected to the park home including metered LPG and water.

### Agent's Note

We have been informed by the current owner that there is a monthly Pitch Fee payable of £202.60 which includes the maintenance of the communal areas including the electric gates and street lighting.

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