



11 Abbots Green York House Holiday Park

Balk, YO7 2AQ

£135,000



AN IMPECCABLY PRESENTED, FULLY FURNISHED AND BEAUTIFULLY DECORATED 2 BEDROOMED 50' X 22' HOLIDAY LODGE OFFERING IN EXCESS OF 1,000 SQ FT OF ACCOMMODATION ON THIS WELL REGARDED DEVELOPMENT AT THE HEART ON NORTH YORKSHIRE AND CLOSE TO THE HIGHLY POPULAR AND WELL SERVED TOWN OF THIRSK

#### OPEN PLAN LIVING/KITCHEN/DINING ROOM

PRINCIPAL BEDROOM WITH FITTED WARDROBES AND ENSUITE, SECOND BEDROOM, BATHROOM, UTILITY ROOM

BARRIER CONTROLLED, GARDENS TO 3 SIDES, WITH OFF ROAD PARKING AND RAISED TERRACE

No 11 arguably resides in the most desirable positions boasting a well presented two double bedroom holiday lodge set on a delightful plot within this well regarded park. featuring spacious well presented accommodation, outside space, parking for a number of vehicles and pleasant pond views. An excellent base for a holiday home, ideally located within easy reach of York, Harrogate, and the Yorkshire coast. Perfect for exploring the region's historic towns, charming villages, and stunning countryside.

Reception Hall, Open Plan Living/ Kitchen and Dining Room.

Principal Bedroom with EnSuite Shower Room, Second Double Bedroom, Bathroom, Utility Room.

Secure Gated Cul de Sac, Gardens to 3 sides, Off Road Parking and Patio

An Internal Viewing is Highly Recommended to Fully Appreciate

Approached beneath a timber storm porch, a composite part glazed entrance door opens into a RECEPTION HALL finished with woodgrain effect flooring and practical storage, including a useful cloaks cupboard, and an airing cupboard with heater and linen shelving. Loft hatch access.

The wood grain flooring continues through to an open plan KITCHEN, LIVING AND DINING ROOM extending to approximately 25 feet with impressive, vaulted ceiling and complimented by twin French doors that open onto a raised veranda enjoying picturesque views over a green and tranquil pond beyond.

The KITCHEN is comprehensively appointed with a stylish range of modern grey gloss with fronted cupboards and drawer chrome handles, complemented by oak effect work surfaces and matching upstands with downlighters. High quality integrated appliances include a broad Neff induction hob with chimney style extractor above, Neff oven with microwave above, fridge/freezer and full size dishwasher. A composite sink with chrome mixer tap sits beneath a PVC double glazed side window.

To one side, the kitchen BREAKFAST AREA features an island with matching oak effect worktop, storage and an extended breakfast bar for informal dining.

Adjacent to the kitchen is a defined DINING AREA, enhanced by two windows overlooking the pleasant side garden.

To the front of the lodge, the SITTING AREA enjoys an electric wall mounted fire and pleasant views across the green and pond.

From the hallway, a well equipped UTILITY ROOM mirrors the kitchen's units and worksurfaces, incorporating an integrated Neff washing machine, separate Miele tumble dryer, composite sink with mixer tap beneath a PVC window, and further storage.

To the rear lies the PRINCIPAL BEDROOM, with ceiling coving, a fitted dressing table and triple PVC windows framing the side garden aspect. An archway leads through to a dedicated dressing area with his and hers fitted sliding wardrobes, and an adjoining door opens into;

AN EN SUITE SHOWER ROOM, a modern suite includes a corner mains plumbed thermostatically controlled shower with tiled surround, vertical chrome towel radiator, low suite WC, vanity wash hand basin with storage, part tiled walls and a mirrored bathroom cabinet with downlighter.

BEDROOM TWO with two windows overlooking the side garden, fitted wardrobe, dressing table and ceiling coving.

The main BATHROOM presents a contemporary white three piece suite comprising a panelled bath with chrome mixer tap, part tiled surround, frosted PVC window, low suite WC, vanity mounted wash hand basin with chrome mixer tap, mirrored cabinet and vertical chrome towel radiator.





OUTSIDE, the property is approached via a pea gravel driveway leading to a further gravelled area providing off-street parking. The lodge enjoys an elevated position with beautiful views over the shaped pond, complemented by a wraparound timber decked veranda and a delightful decked patio boasting tranquil pond views for all seasons, ideal for outdoor entertaining.

Generous lawned gardens extend to both sides, framed by maturing borders and hedging. To the rear, fenced boundaries enclose further lawned areas with open countryside views beyond. A timber shed provides useful storage, and a pathway leads around to the patio and stepped entrance.

LOCATION - In the village of Balk, just outside Bagby, the lodge is located approximately five miles from the market town of Thirsk. Thirsk offers a diverse range of local facilities which include a wide array of shops, primary and secondary schooling, supermarket, public swimming baths, doctor and dental surgeries. With good road and rail links to the region's main commuter hubs, with great East Coast Main Line connections to York and Northallerton, and the A1 located 8 miles to the west of the town.

POSTCODE - YO7 2AQ

SERVICES - LPG, Mains Water, Electricity, and Drainage.

DIRECTIONS - From our central Easingwold office, proceed north along Long Street and continue straight on at the mini roundabout onto Thirsk Road. Continue to the roundabout and turn right along the A19. Proceed for some distance and turn right onto Bagby Lane. Continue through the village of Bagby then turn right onto Moor Lane. Upon reaching Balk, take the first left onto the park.

VIEWINGS - Strictly by prior appointment through the selling agents, Churchills Tel: 01347 822800 Email: [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com)

AGENTS NOTE - The site fees for 2026 are £3757.35 + VAT per annum and include water. Site fees for 2026 are included in the sale price for the lodge. The lodge does not attract Council Tax as it is a Holiday Home. Gas and Electric are metered and billed on a quarterly basis. Occupancy for Holiday use is 12 months. Each new lodge is issued with a 50 year agreement. This Lodge has an agreement that ends in 2064. Purchasing of the Lodge does not need to go through a solicitor as it is a License Agreement. The purchase would be completed through York House Leisure.

Commercial letting is currently not available, however family and friends may use the lodge accommodation but only with the prior consent of the park owners.



## FLOOR PLAN



TOTAL FLOOR AREA: 1015 sq.ft. (94.3 sq.m.) approx.

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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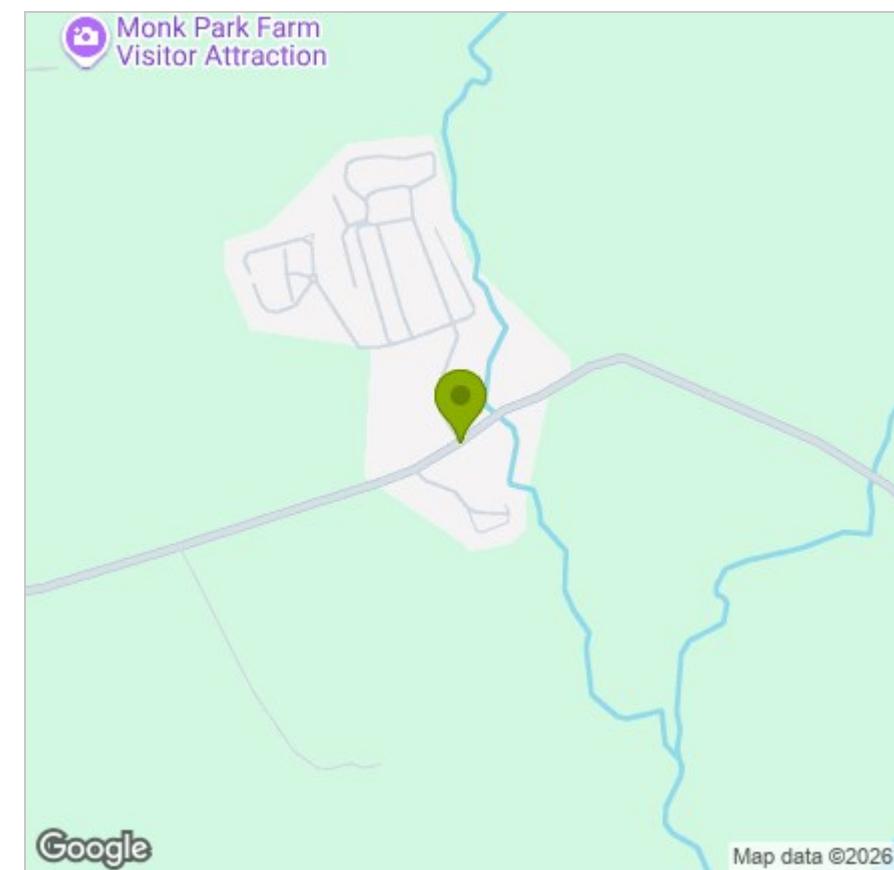


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## LOCATION



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Map data ©2026

## EPC

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