



10 Residential Park Lower Dunsforth

York, YO26 9SA

Offers In The Region Of £109,950



A BEAUTIFULLY PRESENTED 2 BEDROOMED PARK HOME ON THIS SMALL AND ATTRACTIVE OVER 50'S DEVELOPMENT IN THE MUCH SORT AFTER VILLAGE OF LOWER DUNSFORTH CLOSE TO THE WELL SERVED TOWN OF BOROUGHBIDGE WITH NO ONWARD CHAIN.

Mileages: Boroughbridge - 4.5 miles, Easingwold - 13 miles, Wetherby - 13.5 miles, York - 17 miles Thirsk - 18 miles (Distances Approximate)

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Entrance Hall, Kitchen/Dining/Living Room, Two Bedrooms, Luxury Shower Room/WC

Low Maintenance Gardens, Off Road Parking

An Internal Viewing is Highly Recommended to Fully Appreciate

Lower Dunsforth Park is a cul de sac of park homes situated on an over 50's site, No 10 is a brand new detached park home with full UPVC double glazing and LPG gas fired central heating, offering the discerning purchaser immaculately presented accommodation with no onward chain.

A uPVC glazed and pressed double glazed entrance door, opens to a HALLWAY with doors leading off.

Adjoining the hall leads through to a fitted KITCHEN/DINING ROOM with a range of grey fronted cupboard and drawer floor and wall units, complemented by preparatory work surfaces with matching upstands. Fitted 4 ring gas hob with extractor over and electric oven beneath. Inset sink unit with side drainer and mixer tap, beneath a uPVC double glazed window. Integrated fridge/freezer. Low voltage lighting. PVC French doors lead out to a raised terrace.





Open plan and adjoining the kitchen/dining room resides the LIVING ROOM with dual aspect windows.

TWO BEDROOMS of which the principal bedroom boasts floor to ceiling fitted wardrobes and uPVC window to the side. LPG combination boiler wall mounted into a cupboard. Low voltage lighting.

LUXURY SHOWER ROOM/WC appointed to provide walk in double shower with plumbed shower, low suite WC, wash hand basin on a vanity unit with gloss fronted cupboards below. Vertical towel radiator.

OUTSIDE to the front is a tidy resin drive providing off road parking for two vehicles with adjoining low maintenance garden and raised patio. To the other side a hard-standing area offers additional outside space and possible parking.

LOCATION - Lower Dunsforth is situated approximately 4.5 miles from Boroughbridge with excellent connections to the A1(M) for travel further afield.

POSTCODE – YO26 9SA

COUNCIL TAX BAND - A

SERVICES - LPG Gas, mains water and electricity. Mains drainage.

AGENTS NOTE – Please note that Lower Dunsforth Park holds a Residential 12 month license allowing occupation all year round. There is also an annual Service Charge paid quarterly of £525 per quarter.

DIRECTIONS - From our central Boroughbridge office, proceed onto York Road (B6265), continue for some distance and turn left onto Hunday Field Road. Proceed onto Mary Lane and into the village along Main Street. Take the immediate left just before the former Hideaway Kitchen continue a short distance whereupon No10 is positioned on the left-hand side.

VIEWING - Strictly by prior appointment through the sales agents, Churchills Tel: 01423 326889 Email: spencer@churchillsyork.com



FLOOR PLAN



LOCATION



EPC

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