Park Rôw



Thorne Road, Austerfield, Doncaster, DN10 6RD

£119,950

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** 12 MONTH HOLIDAY HOME** NO ONWARD CHAIN ** Situated in Bawtry, on a 12 month park this Park Home briefly comprises: Lounge, Kitchen Diner, Walk in Wardrobe into the Main Bedroom with En-Suite, additional Bedroom and Shower Room. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.



















PROPERTY OVERVIEW

MANY PARK HOMES AVAILABLE RANGING FROM £59,950 TO £200,000 - CALL FOR MORE INFORMATION
Nestled in the heart of the breathtaking South Yorkshire countryside, Bawtry Lodge Country Park offers a tranquil escape for nature lovers and adventure seekers alike. Open 365 days a year, our 12-month holiday park provides the perfect setting to relax and unwind amidst stunning natural surroundings. Owners only park with a secure gated community, very pet friendly with benefits of dedicated walk area for dogs on the park and are a five minute walk from the Mosaic nature reserve. 100 Acres of woodland and trails. All our lodges have two car driveways. Located within a few minutes' walk from Bawtry Park hotel Spa and Golf course and 15 minutes from a city centre, but nestled in to the country side surrounded by the peace and quiet of nature.

Bawtry Lodge Country Park offers luxury living which is accessible and enjoyable. That's why we've created a community where residents and visitors can relax, pursue their passions, and create unforgettable memories with family and friends.

HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Leasehold
Local Authority: N/A
Tax Banding: N/A

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains
Heating: LPG
Sewerage: ASK VENDOR
Water: Mains

Broadband: Ultrafast
Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.
We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.
To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWINGS

Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

OPENING HOURS

CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124
GOOLE - 01405 761199
SHERBURN IN ELMET - 01977 681122
PONTEFRACT/CASTLEFORD - 01977 791133

AML Fee

Please note that the AML fee covers the cost of carrying out the necessary identity and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.







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