



23 Flying Horseshoe Caravan Park

Clapham Station, Nr Clapham, LA2 8ES

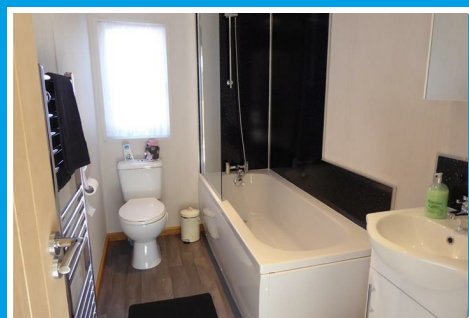
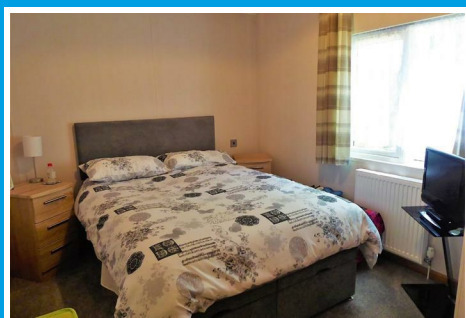
**Offers In The Region Of
£65,000**



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The Details

Purchased new in September 2019, this is a high specification Lakeland Leisure Home at The Flying Horseshoe Caravan Park in the hamlet of Clapham Station - close to the Yorkshire Dales National Park. With a stunning open plan kitchen/diner/lounge, 2 beds and timber decking, this is a great holiday lodge in a peaceful location.

The site is open for 50 weeks each year: typically closing in the last 2 weeks of January. Site fees are paid up to December 2022 (£3350 Inc. VAT for 2022). Water and drainage are included in the site fee. Gas and electricity are paid based on usage. B4RN high speed fibre broadband available.

The accommodation briefly comprises, entrance hall with loft access and storage, spacious open plan lounge/kitchen/diner with patio doors to timber decking, master bedroom with en-suite, twin bedroom 2 and family bathroom.

Outside, the lodge has a timber decking area, garden with shed and 1 parking space.

Along with the Yorkshire Dales, the lodge is well located for the Forest of Bowland, Lake District and Morecambe Bay. Trains can be caught at Clapham Station, less than a 5 minute walk away, with connections to Leeds and Lancaster. The A65 provides easy access to nearby Kirkby Lonsdale and Settle. Lancaster and the M6 are 25 minutes by car. The nearby town of Bentham has a GP Surgery, bank, Post Office,

grocery stores, pubs and bars.

Ground Rent and Rates are £3,350 Inc. VAT per annum for 2022 (paid for 2022) - including water and drainage. Licenses are for 30 years and are renewable. Electricity and gas are charged separately. B4RN high speed internet is available by request. The lodge has gas central heating, is well-insulated and is fully double glazed.

LOUNGE/KITCHEN/DINER

20'5" x 13'7" (6.22 x 4.14 (6.24 x 4.15))

Spacious open plan layout. Lounge area with carpet and electric feature fire. Patio doors to decking. Vinyl flooring to the kitchen/diner area with a range of high spec wall and base mounted units. Stainless steel sink with drainer. Integral oven, hob with extractor over, microwave, fridge freezer, washing machine and dishwasher. The dining area has space for good-size 4 seater.

ENTRANCE HALL

Front door to decking. Large double cupboard. Loft access. Carpet. Doors to bedrooms and bathroom.

MASTER BEDROOM

8'8" x 8'7" Max (2.64 x 2.62 (2.65 x 2.63) Max)

Good-sized master bedroom. Carpet. En-suite with shower, WC and wash hand basin.

BEDROOM TWO

9'1" x 6'10" (2.77 x 2.08 (2.78 x 2.09))

Twin bedroom with carpet and built-in wardrobe.

BATHROOM

Family bathroom with WC, wash hand basin and bath with shower over.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon

request

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

FISHER HOPPER

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The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.



Road Map



Hybrid Map

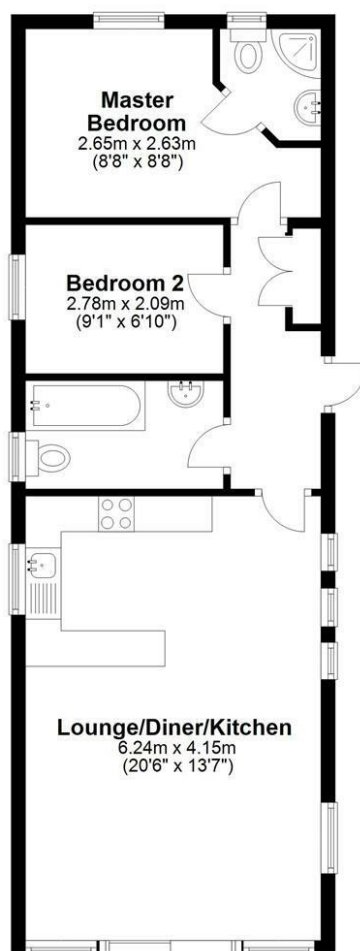


Terrain Map



Floor Plan

Floor Plan



Viewing

Please contact us on 015242 62044 if you wish to arrange a viewing appointment for this property or require further information.

