



Atlas Ovation, Rivers Edge Country Park, Ingleton, LA6 3HR

Price Guide £120,000

Superb value with this brand new Atlas Ovation located on the exclusive Rivers Edge Country Park - outside Ingleton in the Yorkshire Dales and within easy reach of the Lake District.

Sleeping 6, this well-appointed holiday lodge has a fabulous lounge with feature wall and patio doors to external decking, stylish kitchen/diner with 6-seater table, main double bedroom with en-suite bathroom, twin bedroom 2 and shower room.

There's parking and onsite facilities - including bar/restaurant - Rivers Edge is an owners only site with 52 week leisure license. Buy before the end of September 2023 to secure no site fees until 2025.

Atlas Ovation



In brief, the accommodation comprises: hallway with storage; stylish and well appointed kitchen/diner with range of integrated appliances and 6-seater family dining table; comfortable lounge with feature wall and patio doors to external decking; main double bedroom with en-suite bathroom; twin bedroom 2 and shower room.

Outside, the Ovation is soon to have wraparound decking - included in the price. Allocated parking space.

Rivers Edge Country Park



Rivers Edge is a stunningly beautiful 5-Star park with a range of luxury holiday homes and on-site facilities including, bar/restaurant, picnic and play areas. With a 12 month holiday season, this is an ownership only site with no sub-letting. There's free Wi-Fi and the site is pet friendly.

Located just outside the Yorkshire Dales National Park, this is the perfect base for day trips to the Dales, Lake District, Forest of Bowland and coast at Morecambe Bay.

Key Information

15 year license. Site fees for 2023: £4,436 Inc. VAT (Dec to Jan - subject to annual CPI review). Site fees include water and drainage. Gas and electricity charged quarterly on usage.

Kitchen/Diner 12'3" x 9'4" (3.74m x 2.84m)



Well appointed and stylish kitchen/diner with UPVC double glazed windows to both side aspects, plus skylight. Range of wall and base mounted units with complimentary worktops. Sink with drainer. Integral cooker. Integral microwave. Five ring gas hob with extractor over. Fridge and freezer. Washing machine. 6-seater family table. Vinyl flooring. Radiator. Open to:

Lounge 12'3" x 11'3" (3.74m x 3.43m)



Comfortable lounge area with UPVC patio doors to the front aspect, plus UPVC double glazed window to the side aspect. Feature wall incorporating electric gas flame fire. Range of fitted shelves and drawers. Sofa bed. Carpet.

Hall

Hallway with UPVC double glazed external door and high level UPVC double glazed window to the side aspect. Storage cupboard housing gas central heating boiler. Vinyl flooring. Radiator.

Bedroom 1 12'3" x 10'6" (3.74m x 3.21m)



Good sized double master bedroom with UPVC double glazed window to the side aspect. Double bed with fitted headboard. Double wardrobe with sliding mirror doors. Fitted dressing table. Bedside tables. Carpet. Radiator.

En-suite



Main bedroom en-suite with UPVC double glazed window to the side aspect. Bath with shower screen and shower over. Vanity unit with wash hand basin. WC. Extractor. Vinyl flooring. Radiator.

Bedroom 2 8'4" x 7'1" (2.53m x 2.17m)



Twin bedroom 2 with UPVC double glazed window to the side aspect. 2 single beds with fitted headboards. Bedside table. Wardrobe storage cupboards and shelving. Carpet. Radiator.

Shower Room



Shower room with skylight. Walk-in shower. Vanity unit with wash hand basin and mirror. WC. Extractor. Vinyl flooring. Heated towel rail.

Outside

Patio decking to the front and side aspects.

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

MARKET APPRAISALS

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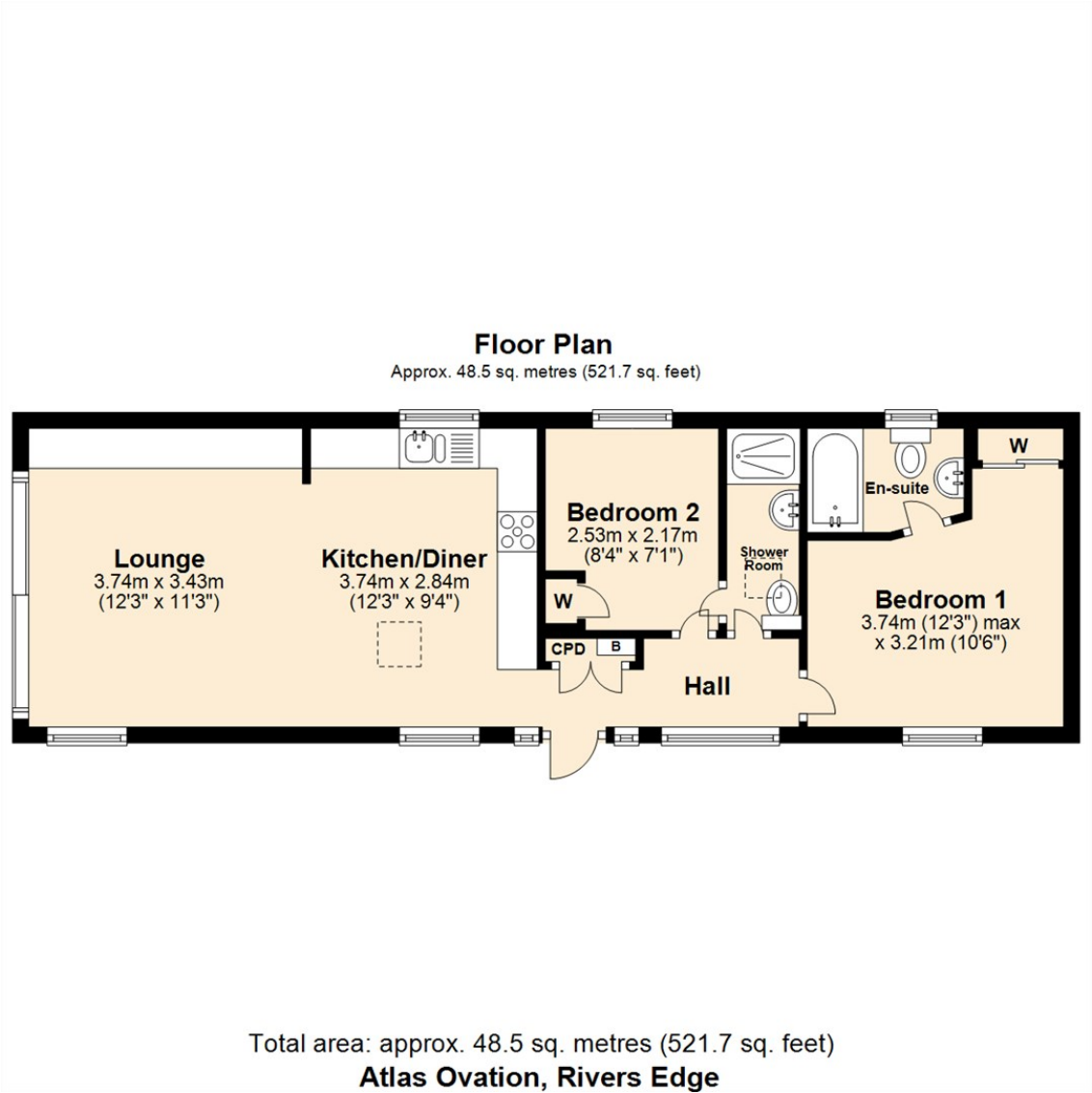
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FLOOR PLANS

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

Floor Plan



Area Map

