



21 Flying Horseshoe Caravan Park

Clapham, LA2 8ES

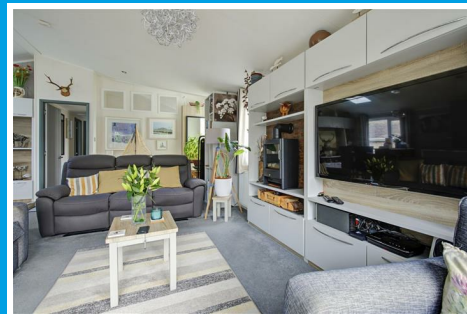
**Offers In The Region Of
£89,950**



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Immaculate pre-owned Atlas Laburnum 40 x 20 holiday park home privately situated on the peaceful Flying Horseshoe Caravan Park at Clapham Station - on the western edge of the stunning Yorkshire Dales National Park. Available late April/early May 2022, viewing is essential in order to appreciate the comfort, tranquility and value provided. The accommodation is spacious, contemporary and includes a full range of fitted appliances and furniture. This stunning holiday home has 2 parking spaces and a delightful garden.

In brief, the accommodation comprises: entrance hall; utility cloakroom; inner hall; huge open plan lounge/kitchen/diner; double bedroom with en-suite and twin bedroom with en-suite.

Outside, 21 Flying Horseshoe has a patio decking area, gardens to each side and 2 parking spaces.

Location

Clapham Station is a small hamlet close to the famous village of Clapham - a gateway to the Yorkshire Dales. Surrounded by peaceful countryside, the Forest of Bowland is a real undiscovered gem. Morecambe Bay and the Lake District can be easily reached too - providing scope for great days out in spectacular and varied landscapes. The nearby A65 connects to Settle, Skipton, Kirkby Lonsdale, Kendal and the M6.

The Details

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.

Accommodation

Hall

Entrance hall with UPVC double glazed external door to the side aspect. Coat storage. Cupboard. Loft

access. Carpet. Radiator. Access to cloakroom, bedrooms and lounge/kitchen/diner.

Utility

5'9" x 6'7" (1.74m x 2.00m)

Utility cloakroom with UPVC double glazed window to the side aspect. WC. Gas central heating boiler. Sink. Washing machine.

Lounge/Kitchen/Diner

21'3" x 19'4" (6.48m x 5.90m)

Huge open plan living area with UPVC double glazed windows to 3 aspects and French Doors to the external patio decking. Stylish modern kitchen area with range of wall and base mounted units incorporating a full range of appliances, including, cooker, hob, extractor, microwave, dishwasher and fridge freezer. Breakfast bar and family dining table. Vinyl flooring. The carpeted lounge area has an electric feature fire and a range of fitted units. 2 radiators.

Bedroom 1

11'7" x 8'3" (3.52m x 2.52m)

Double bedroom with UPVC double glazed window to the rear aspect. Range of fitted furniture, including, bed, bedside tables, wardrobes and dressing table. Carpet. Radiator. Access to en-suite.

En-suite

Bedroom 1 en-suite with UPVC double glazed window to the side aspect. Suite comprising bath with shower over, vanity unit and WC. Extractor. Vinyl flooring. Heated towel rail.

Bedroom 2

12'4" x 7'8" (3.75m x 2.34m)

Twin bedroom with UPVC double glazed window to the side aspect. Range of fitted furniture, including, 2 single beds, bedside tables, wardrobes and dressing table. Carpet. Radiator.

En-suite

Bedroom 2 en-suite with UPVC double glazed window to the side aspect. Suite comprising, Shower cubicle, vanity unit and WC. Extractor. Vinyl flooring. Heated towel rail.

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Outside

2 parking spaces. Patio seating decking area to front aspect. Gardens to each side, comprising, lawn and established beds.

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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FLOOR PLANS

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



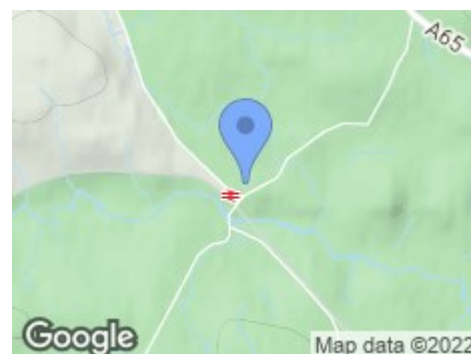
Road Map



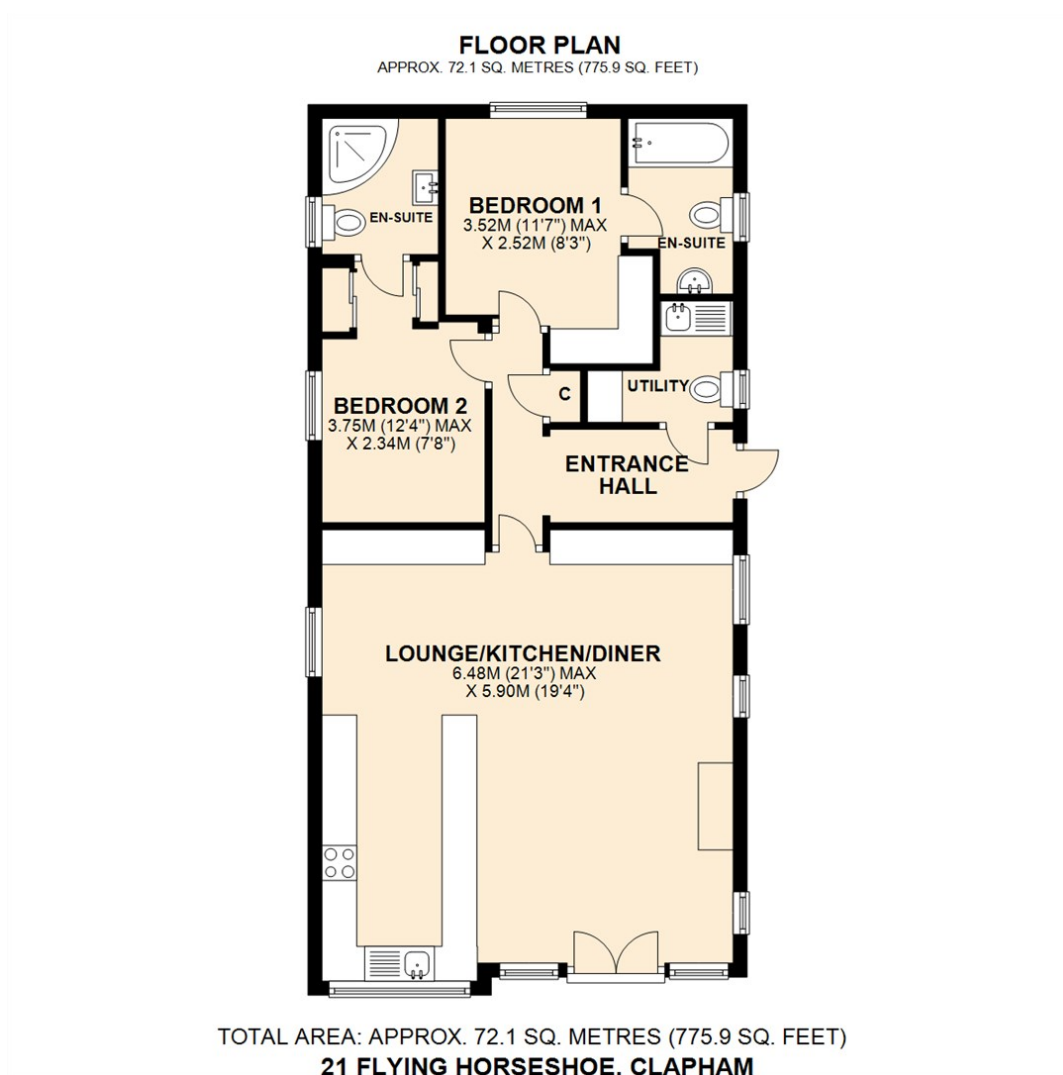
Hybrid Map



Terrain Map



Floor Plan



Viewing

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

