



Victory Monaco Duo 2021, Rivers Edge, Ingleton, LA6 3HR **Price Guide £168,995**

A superb high quality two bed lodge, sleeping up to 6 on an award winning site with facilities, all within easy reach of The Lakes & Dales National Parks.

Rivers Edge is a 5-Star holiday park with a 12 month holiday season. Other features include: free Wi-Fi, pet friendly, owners only, children's' playground, riverside picnic areas and onsite bistro. No Site Fees for first year.

Victory Monaco Duo 2021



The Victory Monaco Duo 2021 lodge, is located in the idyllic surroundings of Rivers Edge - just outside the popular village of Ingleton, on the edge of the Yorkshire Dales National Park.

The lodge benefits from a high quality contemporary finish, with open plan kitchen/diner/lounge, with 2 bedrooms and 2 bathrooms.

With integrated appliances including, oven, microwave, dishwasher and washing machine.

The Victory Monaco Duo Lodge has LPG gas central heating and is fully double glazed. It also benefits from composite decking providing a superb area to sit out and enjoy the sun.

Rivers Edge



The lodge boasts an enviable location on the edge of the Yorkshire Dales, just north of the Forest of Bowland and within easy reach of

the Lake District. Morecambe Bay is a 30 minute drive.

The site is pet friendly and has a new children's play area, bar and bistro. The location allows for peaceful riverside walks and has a picnic area for residents. The holiday home has piped gas for convenience and free Wi-Fi. With less than 10 holiday homes per acre, this is a 100% owner's only community, providing luxury and relaxation.

Residents enjoy free access to the local swimming pool and a range of great pubs are within easy striking distance.

Rivers Edge is rated 5 stars for customer service, with low annual site fees for a full 12-month holiday season. Funding options are available with a 10% deposit, via the site owner.

Lease

Victory Monaco Duo 2021 is on a 50 year site lease with 49 remaining. Site fees of £4500.00 inc VAT per annum. Full 12 month holiday season.

Accommodation

Kitchen 9'4" x 8'10" (2.863 x 2.716)



Grey wood effect laminated flooring in Herringbone pattern, Blue Shaker style base units with complementary grey wall mounted units and wood effect worktop, breakfast bar, range of integrated Candy appliances including; single oven, 5 ring gas hob with extractor hood, microwave, fridge freezer, and dishwasher, Reginox Harlem 1 Bowl Black Silvery Granite Composite drainer sink with black mixer tap, double glazed window with integrated blind, Velux.

Utility 5'10" x 4'10" (1.79 x 1.48)



Grey wood effect laminated flooring in Herringbone pattern, Blue Shaker style base units with complementary grey wood effect worktop, stainless steel circular sink and drainer with mixer tap, radiator, double glazed window with integrated blind, cupboard housing LPG boiler.

Dining Area



Grey wood effect laminated flooring in Herringbone pattern, double glazed window with integrated blind, radiator, double glazed sliding doors to decking area.

Sitting Room 16'3" x 9'4" (4.96 x 2.85)



Grey fitted carpet, double glazed windows with integrated blinds, feature stove, feature radiator, double glazed sliding doors to decking area.

Jack & Jill Shower Room 6'9" x 6'6" (2.08 x 1.99)



Grey wood effect laminated flooring in Herringbone pattern, large shower cubicle, WC, wash basin with unit, mirror and cabinet, opaque double glazed window with integrated blind, extractor fan.

Bedroom 1 13'3" x 12'11" (4.05 x 3.94)



Grey fitted carpet, fitted bedroom suite, radiator, double glazed with integrated blind.

En-Suite



Grey wood effect laminated flooring in Herringbone pattern, bath with shower over, WC, wash basin with unit, mirror and cabinet, opaque double glazed window with integrated blind, extractor fan.

Bedroom 2



Grey fitted carpet, fitted bedroom suite, radiator, double glazed with integrated blind.

Outside



Spacious composite decking area with glass balustrade.

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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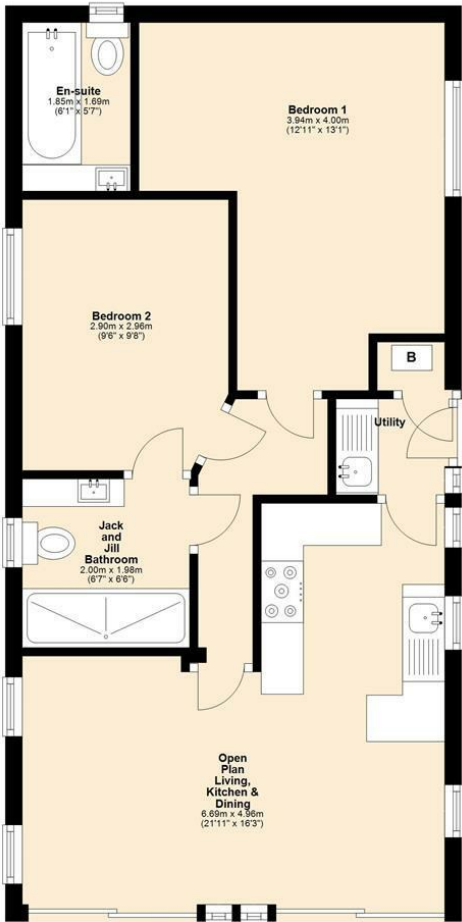
England No 08514050. The registered office for the company is: 5 Battalion Court, Colburn Business Park, Catterick Garrison, England, DL9 4QN. Company Directors: D. Spratt, M. Alexander

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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



Total area: approx. 68.60 sqm 738.43 sqft
Victory Monaco Duo, Rivers Edge

Area Map

