



## Prestige Forrester's Lodge 2021 Rivers Edge Holiday & Lodge Park

Bentham Road, Ingleton, LA6 3HR

Asking Price £249,995



The Prestige Forrester's Lodge 2021 is a new lodge, 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 3 bedrooms and 2 bathrooms. With integrated appliances including, dishwasher, washing machine oven and microwave along with freestanding furniture. The Prestige Forrester's Lodge 2021 has LPG gas central heating and is fully double glazed.



## LICENSE & SITE FEES

The Prestige Forrester's Lodge 2021 is on a 50 year site license, with site fees of £4500.00 inc VAT per annum, after the first year for the full 12 month holiday season.

## RIVERS EDGE HOLIDAY HOME & LODGE PARK

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.

## 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.

## Area Map

