



17 Parkfoot Lodges Rivers Edge, Ingleton, LA6 3HR

Price Guide £150,000

Fully residential park homes are rare to market and 17 Parkfoot Lodges is located on the peaceful Rivers Edge site, just outside Ingleton - a gateway to the stunning Yorkshire Dales National Park. Maintained to a high standard by the current owner, this 2 double bedroom park home benefits from a generous garden plot and driveway parking for 3 cars. Minimum age requirement of 50 applies.

Viewing is essential in order to fully appreciate the quality, comfort and peaceful location available here. Viewings by appointment with Fisher Hopper Estate Agents.

17 Parkfoot Lodges



In brief, the accommodation comprises: hallway; dining room with patio doors to sun terrace; large living room; kitchen with appliances; double bedroom one with wardrobes and en-suite; double bedroom two with wardrobes and bathroom.

Outside, there is driveway parking for 3 vehicles to the side and a generous, well-tended garden plot comprising lawns, external store, sun terrace and established beds.

Location



Rivers Edge is located just outside Ingleton - a gateway to the Yorkshire Dales. The village has a good range of shops, pubs and places to eat, along with an open air swimming pool and the famous waterfalls walk.

The park is surrounded by beautiful countryside and is the perfect base for exploring the Yorkshire Dales, Lake District, Forest of Bowland and Morecambe Bay. Nearby market towns include Settle and

Kirkby Lonsdale, with the A65 also providing easy links to Kendal, Skipton and the M6.

There are a range of facilities available on the park including, play areas, riverside walks and a bistro.

Key Information

Leasehold. Subject to a Written Statement under the Mobile Homes Act 1983 dated 23rd July 2004. Make: Stately - Albion Ltd Tredegar. Year of Manufacture: 2004. Current monthly pitch fee: £193.02. Annual pitch fee review: 1st March. Council Tax Band A. Water, drainage, electricity and gas supplied and charged by the park. Gas central heating.

Min age requirement: 50
No pets other than one dog.

Selected furniture contents available subject to negotiation, if required.

Hallway



Central hallway with UPVC double glazed external door to the side access and gardens. Carpet. Radiator. Loft inspection hatch. Access to: both bedrooms, bathroom and:

Dining Room 8'1" x 9'8" (2.46m x 2.94m)



Dining room with UPVC double glazed patio doors to the sun terrace. Carpet. Radiator. Open to living room. Access to:

Kitchen 10'2" x 9'6" (3.11m x 2.90m)



Kitchen with UPVC double glazed window and external door to the side aspect and driveway parking. Range of wall and base mounted units. Sink with drainer. Cooker with hob and extractor over. Washing machine. Dishwasher. Fridge freezer. Gas central heating boiler. Vinyl flooring. Radiator.

Living Room 11'9" x 19'6" (3.59m x 5.94m)



Large living room with UPVC double glazed window to the side aspect and 2 UPVC

double glazed bay windows to the front aspect. Feature fireplace housing electric fire. Carpet. 2 radiators.

Bedroom 1 10'2" x 9'6" (3.10m x 2.90m)



Good-sized double bedroom with UPVC double glazed window to the side aspect. Range of built-in furniture including, dressing table, drawers and bedside tables. Wardrobe recess with 2 built-in double wardrobes. Carpet. Radiator. Access to:

En-suite



Bedroom one en-suite with UPVC double glazed window to the rear aspect. Shower. Wash hand basin. WC. Extractor. Carpet. Radiator.

Bedroom 2 8'1" x 9'8" (2.46m x 2.94m)



Another good-sized double bedroom with UPVC double glazed window to the rear aspect. Built-in double wardrobe. Carpet. Radiator.

Bathroom



Bathroom with UPVC double glazed window to the side aspect. Bath. Wash hand basin. WC. Extractor. Vinyl flooring. Radiator.

Outside



Attractive established gardens comprising, lawns, beds, raised sun terrace, external store and external tap.

Parking



Driveway parking for 3 cars.

Gardens



Sun Terrace



England, DL9 4QN. Company Directors: D. Spratt, M. Alexander

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.

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

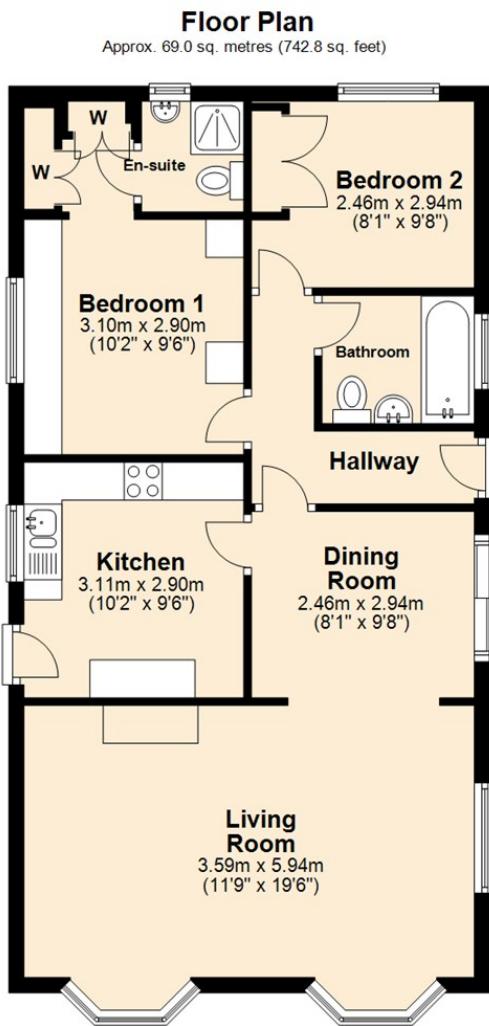
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FISHER HOPPER

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Floor Plan



Total area: approx. 69.0 sq. metres (742.8 sq. feet)

17 Parkfoot Lodges, Ingleton

Area Map

