



**Willerby Gainsborough Otley Road, Beckwithshaw
Harrogate HG3 1QL**

welcome to

Willerby Gainsborough Otley Road, Beckwithshaw Harrogate

LOOKING for a PARK HOME in a HIGHLY DESIRABLE location? Then this could be PERFECT for you! Immaculate throughout, this IMPRESSIVE property offers TWO BEDROOMS with the main bedroom having a full EN-SUITE BATHROOM, an additional shower room, parking and outdoor spaces!



Agent Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home. Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)

Open Plan Lounge & Kitchen

Having a double glazed entrance door to the side, three double glazed windows to the side, and double glazed French doors to the lounge area which lead out onto the balcony.

The kitchen is fitted with a range of both wall and base units with work surfaces over, and includes a one and a half bowl sink and drainer with mixer tap, an eye level oven and integrated microwave above, a gas hob with a splash back and cooker hood extractor over. Also has integrated appliances which include a dishwasher, washing machine, and fridge freezer. Cupboard housing the boiler, and a pull out pantry cupboard.

The open place areas also features two gas central heating radiators, and spotlights to the ceiling. Door to the inner hall.

Inner Hall

With ceiling spotlights and internal doors to the two bedrooms and shower room.

Bedroom One

A fully fitted bedroom having a double glazed window to the side, ceiling spotlights, and fitted wardrobe with two bedside cabinets, dressing table, a bed with headboard, and a tall radiator.

En-Suite

Having a full bathroom suite which includes a bath with a shower over, a wash hand basin with a vanity storage cupboard beneath, and a w.c. Also has a heated towel rail, fitted shelving, and a double glazed window.

Bedroom Two

With two single beds and headboards, fitted wardrobes, fitted bedside table, and overhead cabinets. Gas central heating radiator, and a double glazed window.

Shower Room

Equipped with a step in shower, a wash hand basin with a vanity storage cupboard beneath, and a w.c. Also includes a heated towel rail, extractor, and fitted shelving.

Exterior

Externally the property has a balcony to the front with chrome railing, which extends to the side, plus a lawn with a private garden space to the side and storage sheds, some established plants and shrubbery, an outdoor water tap, and parking to the front.



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welcome to

Willerby Gainsborough Otley Road, Beckwithshaw Harrogate

- Two Bedroom Park Home
- Access To Open Countryside
- Close Proximity To Harrogate Town Centre
- Modern & Well Maintained Living Accommodation
- En-Suite & Separate Shower Room

Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: 3500.00

£120,000



Please note the marker reflects the
postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
HRG107962 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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