



Park View Drive, Threshfield

£199,950



29 Park View Drive

Threshfield

BD23 5PZ



A SPACIOUS AND LIGHT PARK HOME WITH TWO DOUBLE BEDROOMS AND WELL PLANNED LIVING ACCOMMODATION. LOCATED IN ONE OF THE MOST SOUGHT AFTER SITES IN THE AREA, LONG ASHES HAS PLENTY TO OFFER, BENEFITTING FROM A PEACEFUL LOCATION.

This home offers a generous amount of outside garden space with well presented aesthetic and a decked seating area to the side. Offering private driveway parking with access to electric car charge point and superb far reaching views. The property also benefits from recently installed external insulation.



Threshfield village has much to commend it, being just over the River Wharfe from Grassington and offering an excellent peaceful residential alternative. Threshfield has its own shop/cafe, public house, primary and secondary schools and renowned rugby union club with Grassington less than a mile away offering a wide range of shops and facilities, as well as an array of events throughout the year including the annual Grassington Arts Festival and the Dickensian Festival Weekends each November/December. The historic market town of Skipton is approximately 7 miles to the south with its excellent choice of shops and amenities, and a railway station offering services through to Bradford, Leeds and a daily direct return service to London Kings Cross.

LONG ASHES PARK Take a look at this snippet from the Long Ashes Website-

'Situated in an exceptional holiday and residential park surrounded by stunning landscapes so spectacular that the locals call it God's Own Country.

Whether you are looking for a permanent place to live, or a weekend getaway, a luxury lodge or an affordable holiday home, Long Ashes has everything you need and so much more.

Our park is located in the picturesque Wharfedale Valley, surrounded by rugged scenery and outstanding walks, quaint villages and endless views. This is the landscape that inspired the Brontë Sisters to write their acclaimed books. It could be yours to enjoy whenever you choose.'

GROUND FLOOR

KITCHEN 12' 10" x 9' 2" (3.91m x 2.79m) A good sized kitchen with fitted wall and base units and window to the side. Appliances comprise:- Fridge freezer, electric oven, washing machine, gas hob and dishwasher. New gas fired combination boiler. Stainless steel sink drainer.

DINING ROOM 9' 10" x 8' 00" (3m x 2.44m) Open to the sitting room this room offers versatility with its light and airy accommodation. Side door to the garden space. Radiator.

SITTING ROOM 19' 00" x 11' 6" (5.79m x 3.51m) A generous sized sitting room with two windows to the front with beautiful views and a window to the side providing that extra natural light. Radiator.

SHOWER ROOM 6' 6" x 5' 6" (1.98m x 1.68m) A fitted white three piece suite comprising:- low level WC, hand basin and step in shower cubicle. Built in cupboards. Chrome heated towel rail.

BEDROOM ONE 12' 10" x 9' 7" (3.91m x 2.92m) A double bedroom with built in wardrobes and dressing table with drawers. Offering window to the front and side. Radiator.

BEDROOM TWO 10' 4" x 9' 5" (3.15m x 2.87m) Another double bedroom with built in wardrobes and a window to the rear. Radiator.

OUTSIDE To the front of the property is a beautifully presented garden, offering lawned garden and planted hedges within the rockery. Following the stone flagged footpath around to the side leading to the timber decked seating area, providing a wonderful area to sit out and enjoy the peace and quiet. There is also a greenhouse and large garden shed to the side, creating an excellent amount of storage and gardeners paradise. To the rear is another seating area providing a private and quiet setting. To the other side of the property is a gravelled area with garden shed to the rear and a rockery built up area with fish pond and water feature. There is also the added benefit of driveway parking.

PLEASE NOTE The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

SERVICE CHARGES We are informed by our client that the current pitch fees are approximately £157.35 per month.

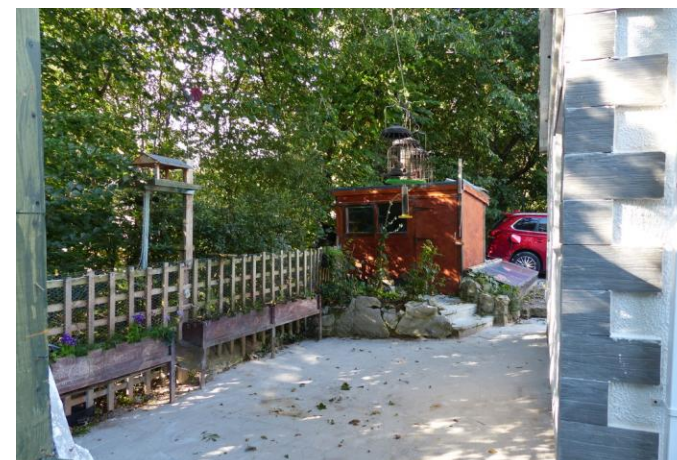
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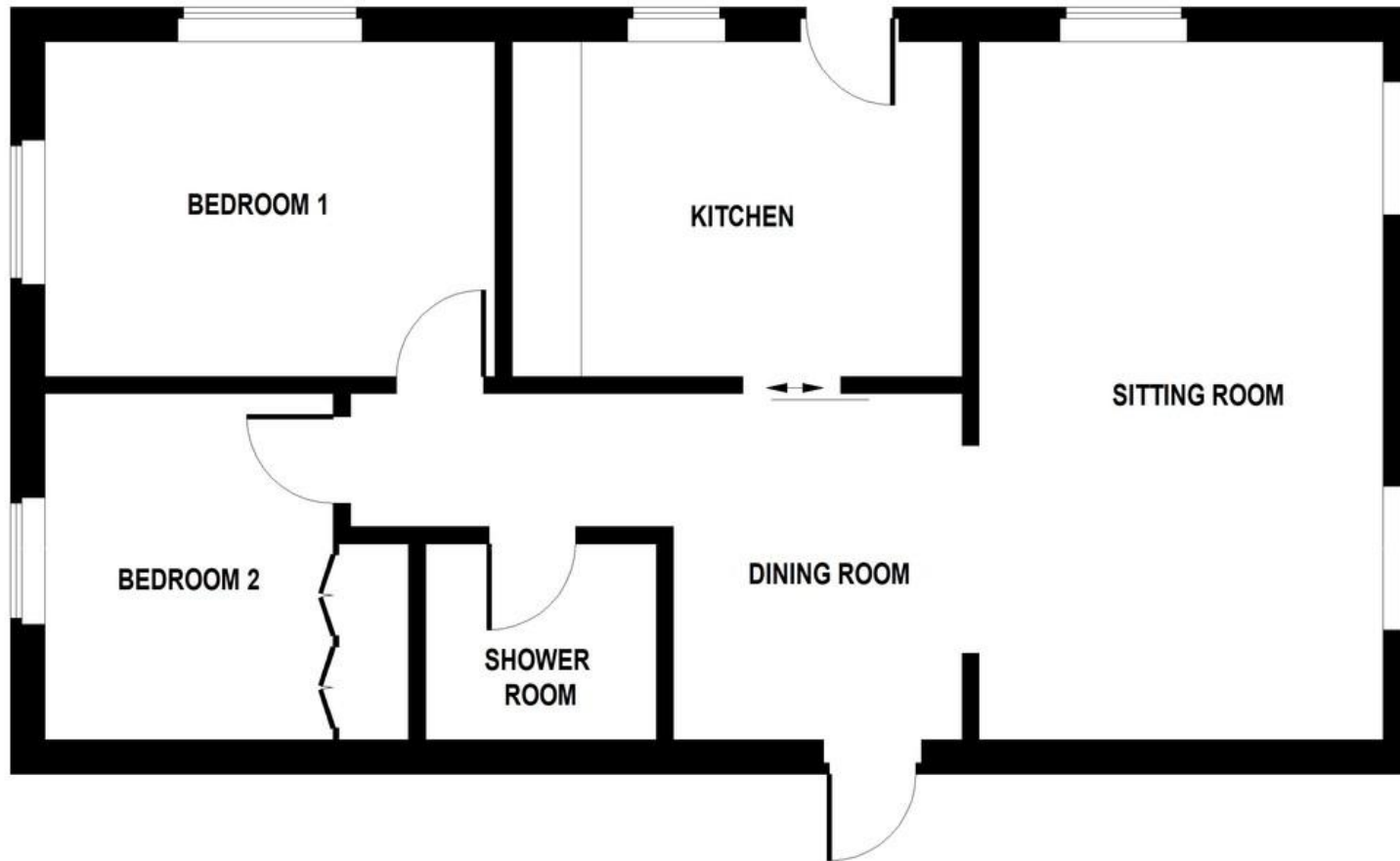
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017 Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

VIEWING ARRANGEMENTS We would be pleased to arrange a viewing for you. Please contact Dale Eddison's Skipton office. Our opening hours are:-
Monday to Friday: 9.00am - 5.30pm
Saturday: 9.00am - 4.00pm
Sunday: 11.00am - 3.00pm

Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We politely request that all viewers wear protective gloves and a face mask or form of face covering.

DIRECTIONS Entering Threshfield from the direction of Skipton, proceed through the village on the B6160. Take the left hand turning on to Long Ashes Park. Then take the third right hand turn on to Park View Drive where number 29 is located.





29 PARK VIEW DRIVE

This plan is for reference only and is in accordance with PMA guidelines.

It is not to scale and all measurements are approximate.

Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 799543)

**Dale
Eddison**

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.