



## The Avenue, Overdale Park, Skipton, BD23 6XG

A PEACEFUL COMMUNITY OF CHOICE for anyone over the age of 55 wanting a home in a lovely location entirely on the level, close to open countryside yet just three quarters of a mile from Skipton's High Street. Overdale Park is a much sought after location and Wilman & Lodge are pleased to offer to the open market this surprisingly spacious extended two bedroom park home with wrap around conservatory. Pleasantly positioned enjoying delightful open views with an attractive award winning garden incorporating paved patio areas and well stocked with a variety of shrubs and garden shed.

## Guide Price of £125,000

- CHARMING PARK HOME
- TWO BEDROOMS
- MUCH SOUGHT AFTER LOCATION
- CONSERVATORY
- LOVELY VIEWS



## PROPERTY DETAILS

A peaceful community of choice for anyone over the age of 55 wanting a home in a lovely location entirely on the level, close to open countryside yet just three quarters of a mile from Skipton's High Street. Overdale Park is a much sought after location and Wilman & Lodge are pleased to offer to the open market this surprisingly spacious extended two bedroom park home with wrap around conservatory. Pleasantly positioned enjoying delightful open views with an attractive award winning garden incorporating paved patio areas and well stocked with a variety of shrubs and garden shed.

Skipton was voted as the happiest place to live in 2017 and this is hardly surprising when one considers the excellent location enjoyed by the town - not only is there wonderful countryside around with the Yorkshire Dales National Park just a few miles north, but the town itself offers a wide range of shopping, sporting and recreational amenities close to the Leeds/Liverpool canal. Viewing is highly recommended to appreciate this lovely property having UPVC double glazing throughout, gas central heating and briefly comprises:

### HALLWAY

With central heating radiator, built in storage cupboard.

### LIVING ROOM

11' 7" x 11' 3" (3.53m x 3.43m) with UPVC sealed unit double glazed windows to the side and door to the front enjoying superb open views towards Embsay Crag, wall light points, central heating radiators, neutral fire surround with electric fire.

### LARGE CONSERVATORY

With UPVC sealed unit double glazing to the front and side together with matching entrance door enjoying views overlooking the garden, two central heating radiators, wall lights and double door leading to the side conservatory.

### KITCHEN

12' 9" x 11' 8" (3.89m x 3.56m) with a range of fitted wall and base units incorporating laminate worktop surfaces over, stainless steel sink and drainer unit, integrated electric oven with four ring gas hob and extractor above, UPVC sealed unit double glazed windows to the front and rear, central heating radiator, cupboard housing the gas central heating boiler. Provisions for an automatic washing machine.

### MASTER BEDROOM

10' 9" x 10' 5" (3.28m x 3.18m) with a range of fitted wardrobes, drawers and cupboards, UPVC sealed unit double glazed window, central heating radiator, carpet flooring.

### BEDROOM TWO

7' 2" x 5' 4" (2.18m x 1.63m) with fitted wardrobes with sliding doors, UPVC sealed unit double glazed window, central heating radiator.

### SHOWER ROOM

With a modern suite comprising low suite WC and hand wash basin set into a vanity unit, walk in shower cubicle with glass screen and thermostatically controlled shower over, UPVC sealed unit double glazed window, central heating radiator.

### OUTSIDE

To front and side there is a delightful enclosed award winning garden with attractive borders and a variety of shrubs, paved patio and garden shed to the rear.



## TENURE

The property is a park home and is subject to the Mobile Homes Act. Useful information can be found at:  
[www.gov.uk/government/collections/park-homes](http://www.gov.uk/government/collections/park-homes)

We have been informed that there is a current monthly ground rent of £153.70 to cover the cost of communal maintenance, water supply and sewerage. This amount is reviewed annually. Sub letting is not permitted.



## Tenure

Freehold

## Council Tax Band

## Viewing Arrangements

Strictly by appointment

## Contact Details

6a Station Road

Grassington

North Yorkshire

BD23 5NQ

[www.wilman-lodge.co.uk](http://www.wilman-lodge.co.uk)

[sales@wilman-lodge.co.uk](mailto:sales@wilman-lodge.co.uk)

01756 753341

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Please note we have not been able to test the equipment or installations in this property and recommend that prospective purchasers arrange for a qualified person to check any appliances before entering into any commitment.