



**4 Third Avenue, Shaws Trailer Park,
Knaresborough Road, Harrogate, HG2 7NQ**

£40,000

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A superb two-bedroom residential park home, situated on the ever-popular Shaws Trailer Park, offering permanent residency for the over-45s, close to Harrogate town centre and Starbeck railway station.

The spacious accommodation benefits from a recently fitted combination boiler and comprises a hallway, kitchen / diner opening to lounge, two bedrooms, both with fitted wardrobes, and bathroom. To the outside is a private lawn garden and parking space. Viewing is highly recommended.





SITTING ROOM

With windows and glazed door. Fireplace with electric fire.

KITCHEN

With fitted units, gas hob and electric oven.

BATHROOM

With WC, washbasin and bath with shower above.

BEDROOMS

There are two bedrooms which fitted wardrobes.

OUTSIDE

Space for parking and outdoor sitting area.

AGENT'S NOTES

Tenure - Freehold - at the park's discretion

SITE FEES

Rent - £48.18 per week

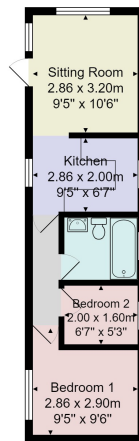
Water £2.03 per week

Car parking - £3.83 per week

Residents are required to be aged 45 years or over, and no children are permitted to live on site.

Council Tax Band - A





Total Area: 32.7 m² ... 352 ft²

All measurements are approximate and for display purposes only.
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