



**12 Park View Drive, Long Ashes, Threshfield, Skipton, BD23 5PZ**

**Asking Price £149,950**

- TWO BED PARK HOME
- OFF ROAD PARKING
- GARDENS TO THREE SIDES
- NEW EXTERIOR THERMAL RENDERING
- SOUGHT AFTER SITUATION
- CONSERVATORY
- WALK IN SHOWER
- ATTRACTIVE DECKED AREA
- CENTRAL HEATING AND DOUBLE GLAZING
- VIEWING A MUST



# Park View Drive, Long Ashes, Threshfield, Skipton, BD23 5PZ

An exciting opportunity to acquire an attractively positioned, two-bedroom park home set in delightful gardens with decked area, enjoying long distance views towards the countryside. Having the benefit of new exterior thermal rendering and gardens to three sides, this one is not to be missed!



Council Tax Band: A



## PROPERTY DETAILS

An exceptional opportunity to purchase an attractive two-bedroom park home, nestled within charming gardens, offering views of the surrounding countryside. This property is equipped with gas central heating and sealed unit double glazing, featuring an entrance hall, sitting room with views of Cracoe Fell, dining kitchen, two bedrooms, recently updated shower room, and conservatory.

Additionally, the property boasts new thermal rendering. The gardens, which surround the home on three sides, include a newly constructed decked seating area, a greenhouse, a shed, and private parking.

Long Ashes is enveloped by picturesque countryside while providing a well-maintained and organised community. The on-site amenities are excellent, featuring a leisure centre with heated pool, sauna, steam room, gym, and coffee shop. The Gamekeepers Inn is available for lunch and dinner, or simply to socialise with the locals. There is a local bus service connecting to nearby towns and villages. For those seeking an affordable residence in a stunningly scenic location, this property may be the ideal choice.

Briefly the central heated and double glazed accommodation comprises:

Panelled and glazed door into;

### ENTRANCE HALL

Useful built in cupboard, ceiling light.

### SITTING ROOM

12'5" x 11'8"

with attractive fire surround with recessed electric fire, front elevation window with views towards Cracoe Fell, access into the conservatory, ceiling light.

### DINING KITCHEN

12'9" x 11'7" (max)

with a selection of white/grey wall and base units, sink and drainer unit with matching mixer tap, granite effect work surfaces over , gas cooker point with extractor fan over, provision for an automatic washing machine, large built in cupboard housing the gas central heating boiler, rear and side elevation windows, ceiling light.

## CONSERVATORY

12'10" x 6'10"

with superb views down the cul de sac and towards Cracoe Fell. Panelled and glazed door leading to the decked seating area.

## BEDROOM ONE

9'10" x 7'9"

with carpet flooring and ceiling light.

## BEDROOM TWO

9'1" x 7'7"

ceiling light.

## SHOWER ROOM

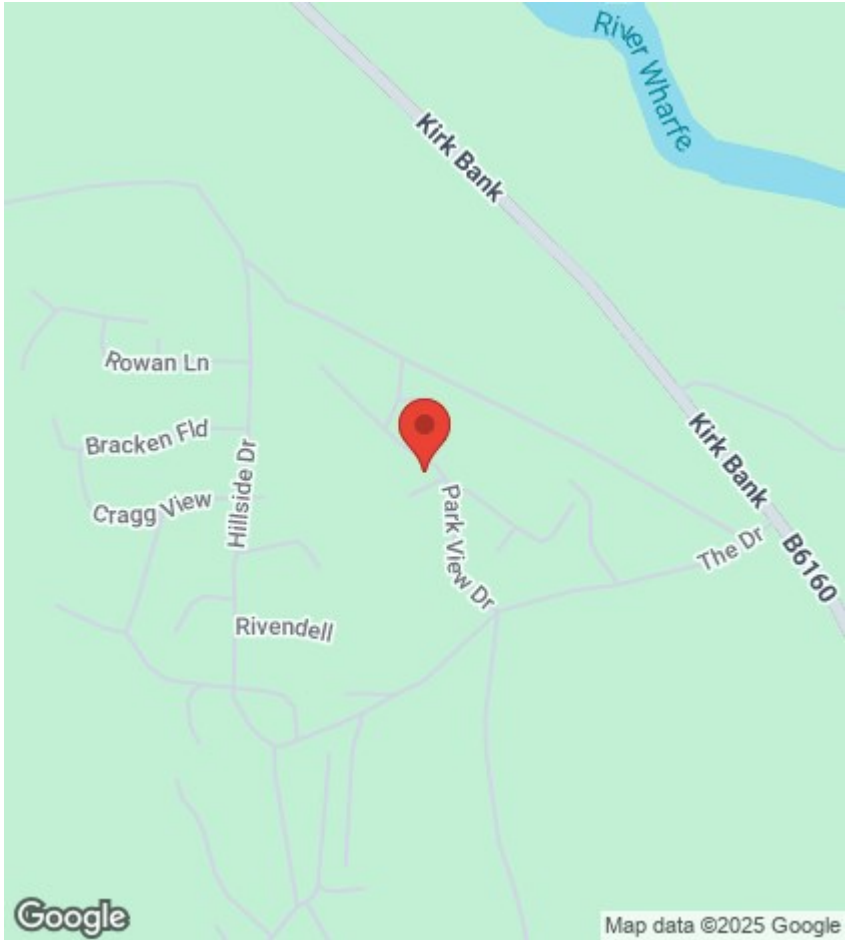
Containing a modern suite, comprising; walk in shower with glass screen and pedestal wash hand basin together with low suite W.C., partial mermaid board to the walls, ceiling light.

## OUTSIDE

Pathway leads to an enclosed, recently installed decked area with external lighting and low maintenance gardens with shed and greenhouse and a variety of colourful plants and bushes. On site parking to the front and side of the property.

## ADDITIONAL INFORMATION

Monthly ground rent is £203.84, to include full membership at the spa, water and sewage charges and maintenance of public areas.



## Viewings

Viewings by arrangement only. Call 01756 753341 to make an appointment.