



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

Asking Price £164,950

- TWO BED PARK HOME
- LOW MAINTENANCE GARDENS
- CLOSE TO AMENITIES
- ATTRACTIVE VIEWS
- SOUGHT AFTER LOCATION
- WRAP AROUND CONSERVATORY
- QUIET OVER 55'S PARK
- CHAIN FREE
- GOOD TRAVEL LINKS
- EARLY VIEWING RECOMMENDED

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Wilman & Lodge are delighted to bring to market this deceptively spacious, extended two-bedroom park home, featuring a wraparound conservatory and enjoying delightful open views. With low maintenance gardens, paved patio areas and a useful garden shed. The property enjoys on site parking and close proximity to Skipton.



Council Tax Band: A



PROPERTY DETAILS

Wilman & Lodge are delighted to bring to market this deceptively spacious, extended two-bedroom park home, featuring a wraparound conservatory and enjoying delightful open views. Situated in a prime, easily accessible location, with low maintenance gardens, paved patio areas and a useful garden shed.

Overdale Park offers a tranquil and highly sought-after lifestyle option for anyone over the age of 55, set on level ground in a picturesque location just three-quarters of a mile from the heart of Skipton. Surrounded by open countryside, yet within easy reach of town amenities, this well-regarded development presents an ideal blend of convenience and rural charm.

LARGE CONSERVATORY

UPVC double glazing to front and side with matching entrance door and garden views. Includes two central heating radiators, wall lights, and double doors leading to the side conservatory section currently used as a dining room.

HALLWAY

With central heating radiator and built-in storage cupboard.

LIVING ROOM

11'7 x 11'3

bright and welcoming with UPVC double-glazed windows to the side and a door to the front offering open views towards Embsay Crag. Features include wall lights, neutral fire surround with electric fire, and central heating radiators.

KITCHEN

12'9 x 11'8

fitted with a range of wall and base units, laminate worktops, stainless steel sink and drainer, integrated electric oven with gas hob and extractor, and provision for a washing machine. UPVC windows to front and rear, central heating radiator, and a cupboard housing the boiler.

MASTER BEDROOM

10'9 x 10'5

Includes a full suite of fitted wardrobes, drawers, and cupboards, along with UPVC window, radiator, and carpeted flooring.

BEDROOM TWO

7'2 x 5'4

features fitted wardrobes with sliding doors, UPVC window, and radiator.

SHOWER ROOM

Modern suite comprising W.C and hand basin set in a vanity unit, walk-in shower with glass screen and thermostatic controls, UPVC window, and central heating radiator.

OUTSIDE

To the front and side is an attractive, low-maintenance garden with paved patio areas and enclosed with a timber fence and mature borders. A garden shed is located at the rear.

ADDITIONAL DETAILS

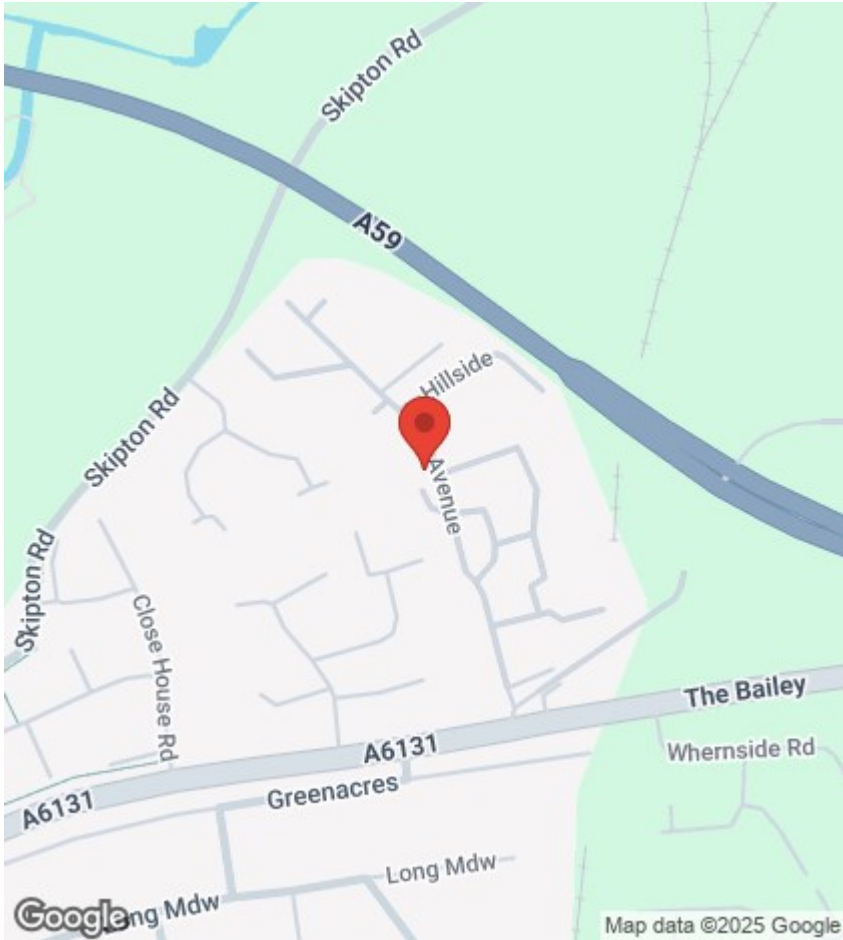
All mains services are installed. The cost of water and sewerage is included in the pitch fee.

There is currently a pitch fee charge of approximately £158.77 per month payable to the park. The service charge covers water, drainage and maintenance of public areas.

Upon the sale of a park home the occupying vendors pays a percentage of the sale price to the park owners. The current rate for Overdale Park is 9% of the agreed sale price.

The park home enjoys security of tenure, meaning it is neither leasehold nor freehold.

Security of tenure for park homes in the UK, granted under the Mobile Homes Act 1983, means residents have the right to live on their pitch indefinitely, as long as they comply with the terms of their agreement and the site owner's planning permission or land rights. This right ensures residents are protected from eviction without a court order and can enjoy long-term residency on their chosen site.



Viewings

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