



4 HILLSIDE, OVERDALE PARK, SKIPTON, BD23
6XF

£140,000


CARLINGJONES
ESTATE AGENTS & CHARTERED SURVEYORS



Now in need of modernisation, this is a two bedroom detached park home benefitting from gas central heating and double glazed windows. Externally there are gardens to three sides including a patio. Close by there is an allocated car parking space.

Overdale Park is a popular development of residential park homes located close to Skipton town centre. The historic town of Skipton provides comprehensive shopping and leisure facilities together with excellent primary and secondary schooling. Within 10 minutes drive of the Yorkshire Dales National Park, the town is close to the popular holiday destinations of Malham, Grassington and Bolton Abbey. The town's railway station has regular services to Leeds, Bradford & Lancaster/Carlisle and a daily service direct to London Kings Cross. The major towns of East Lancashire and West Yorkshire are all within easy commutable distance.

Entrance Porch

Accessed through a UPVC door with coats cupboard.

Hallway

With useful cupboard.

Dining Kitchen

12'9 x 11'10

Range of wall and base units with laminate worktop and stainless steel sink unit. Gas cooker. Vinyl flooring. Large cupboard housing gas boiler.

Living Room

13'0 x 11'9

Electric fire with complimentary surround. Dual aspect windows. Two wall lights.

Bedroom One

10'0 x 7'9

With built-in wall-to-wall wardrobe, cupboards and drawers.

Bedroom Two

9'1 x 7'7

With built-in wardrobe, cupboards, drawers and dressing table.

Bathroom

Three piece suite comprising; low suite wc, hand basin and bath with shower attachment over. Vinyl flooring.

Outside

With gardens to three sides; to the side there is a paved pathway and mature flower beds. To the rear there is a level patio area with garden shed and greenhouse. To the other sides there is a level lawn.

Other Information

Overdale Park is restricted to purchasers over the age of 55 and the park home must be the owners main residence. When selling a park home the outgoing vendor will pay a percentage of the sale price to the park owners. The current percentage rate for Overdale Park is 9% of the agreed sale price. This rate is set by the Secretary of State and is currently capped at a maximum percentage of 10%. We have been advised by the Overdale Park management team that the land is held freehold and a monthly ground rent is payable of £158.77 to cover the cost of communal area maintenance, water and sewerage. The amount payable is reviewed on an annual basis in October. Electricity is provided by Overdale Park and is recharged to each owner based on sub meter readings. Gas is supplied through the mains and residents can choose their own supplier.

Sub letting is not permitted on Overdale Park.

A copy of the Overdale Park site rules are available upon request, which all interested parties are advised to read before making an offer on the property.

The property is currently within council tax band A.

Services

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment



Agents Note & Disclaimer

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

Anti Money Laundering Regulations

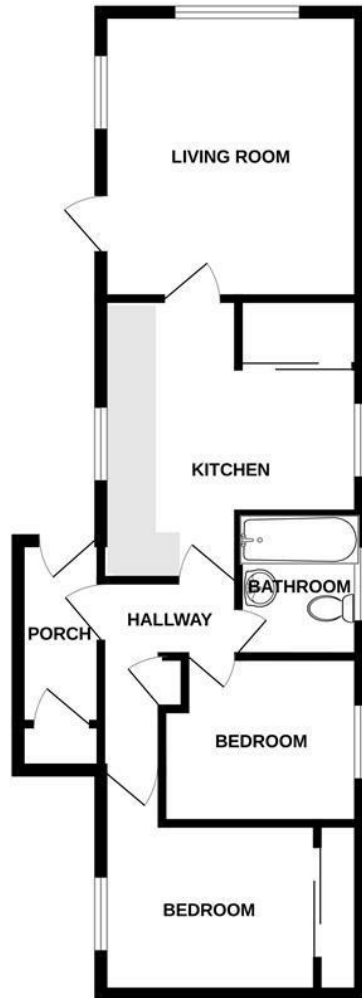
To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £12 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

Viewings

Strictly by appointment with the selling agent. Contact a member of the team at Carling Jones on 01756 799163.



GROUND FLOOR

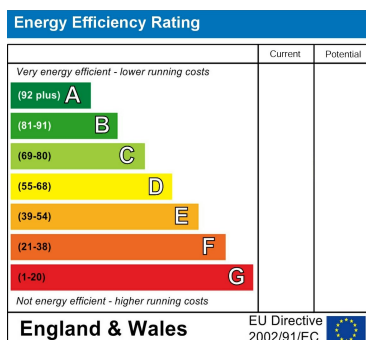


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

A

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.