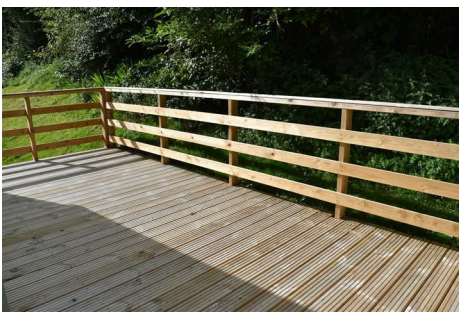




7 Wensleydale

Winksley Banks Park, Winksley, Galphay, Ripon, HG4 3NS

NEW Fully furnished two bedroom detached Willerby Linwood 35ft x 12ft lodge, green standard spec. located on this scenic holiday park within easy access of some of North Yorkshires picturesque destinations. The lodge benefits from gas central heating, double glazing,, integrated kitchen, large wrap around decking to three sides, elevated position with views over the park and briefly comprises: Lounge with open plan kitchen/diner, master bedroom with en-suite WC, further bedroom and shower room. To the exterior: large three sided decking with elevated sunny private area to the rear, good sized lawned area and designated parking.

Asking Price £53,000

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- NEW SECOND/HOLIDAY HOME
- MODERN KITCHEN AND SHOWER ROOMS
- DOUBLE GLAZED ROOMS
- GAS CENTRAL HEATING
- GARDEN AND PARKING
- RAISED DECKING TO THREE SIDES
- FULLY FURNISHED

LOUNGE

11'09" x 10'7" (3.58m x 3.23m)

Vaulted ceiling with inset spot lights, double glazed window to sides and feature sliding double glazed patio doors to front decking., TV and Phone points, Open plan to:

KITCHEN DINING ROOM

11'10" x 6'11" (3.61m x 2.11m)

Range of new wall and base units with roll top worksurface, integrated 4 ring gas hob, oven with extractor hood over, integrated fridge and freezer, stainless steel sink unit with chrome swivel mixer tap, vaulted ceiling with inset spot lights, double glazed window to side and double glazed entrance door leading to raised decked area.

INNER HALL

Vaulted ceiling, giving access to:

BEDROOM ONE

11'9" x 8'9" (3.58m x 2.67m)

Vaulted ceiling with inset spot lights, double glazed window to side aspect, radiator, built in wardrobes.

ENSUITE WC

Modern white suite comprising:

Pedestal hand wash basin, low level WC, double glazed window to side aspect, radiator.

BEDROOM TWO

5'9" x 8' (1.75m x 2.44m)

Vaulted ceiling with inset spot lights, double glazed window to side aspect, radiator.

SHOWER ROOM

8'3" x 3'5" (2.51m x 1.04m)

Modern white suite comprising:

Vanity unit housing sink unit, low level W.C., double shower cubicle with chrome mains shower, double glazed window to side, radiator, extractor fan, vaulted ceiling with inset spot lights,

EXTERNALLY

Designated parking space to the side with good sized lawned garden. raised decking to the three sides including elevated sunny private area to the rear.

AGENTS NOTES

Winksley Banks is open 1st March - 07th January each year.

This home is brand new.

There is no age restrictions on the site.

Ground rent for the homes are £2950 per annum including water, there is no council tax to pay.





Floor Plan

GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 415 sq.ft. (38.5 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC