



## 12 Wensleydale

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

**NEW PRICE!!!** A Fully Furnished BRAND NEW two bedroom detached Willerby Sierra 38ft x 12ft Lodge, green standard spec. located with a superb River side position 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, elevated position with views over the park and river and briefly comprises: Lounge with open plan kitchen/diner, master bedroom with en-suite WC, further bedroom and shower room. To the exterior: Large private side decking over looking the River, good sized lawned area and designated parking.

**Asking Price £59,650**

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- BRAND NEW FULLY FURNISHED HOLIDAY HOME
- MODERN KITCHEN + SHOWER ROOMS
- FULLY FURNISHED NEW SECOND HOME
- TWO BEDROOM WILLERBY SIERRA 38FT X 12FT LODGE
- GARDEN + PARKING
- GAS CENTRAL HEATING + DOUBLE GLAZING
- ELEVATED POSITION WITH VIEWS OVER RIVER
- LARGE RAISED WRAP AROUND DECKING WITH RIVER VIEW
- NEW PRICE!!!

## LOUNGE

13'04" x 11'9" (4.06m x 3.58m)  
Vaulted ceiling with inset spot lights, Double glazed window to sides and feature double glazed floor to ceiling bay window to front aspect., TV and Phone points, Open plan to:

## KITCHEN DINING ROOM

11'09" x 7'02" (3.58m x 2.18m )  
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 with river views.

## INNER HALL

Vaulted ceiling, giving access to:

## BEDROOM ONE

11'9" x 8'3" (3.58m x 2.51m )  
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 8'4" (1.75m x 2.54m )  
Vaulted ceiling with inset spot lights, double glazed window to side aspect, radiator.

## SHOWER ROOM

7'4" x 3'5" (2.24m x 1.04m)  
Modern white suite comprising: vanity unit housing sink unit, low level wc, double shower cubicle with chrome mains shower, double glazed window to side, radiator, extractor fan, vaulted ceiling with inset spot lights,

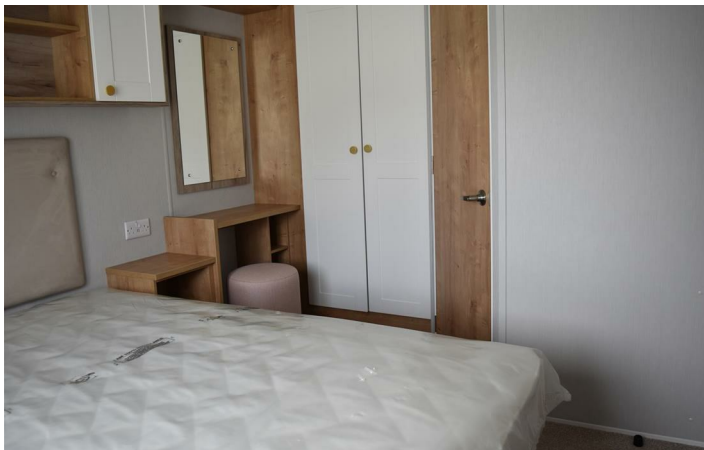
## EXTERNAL

Designated parking space to the side with good sized lawned garden. raised decking to the side with superb River Views

## 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.

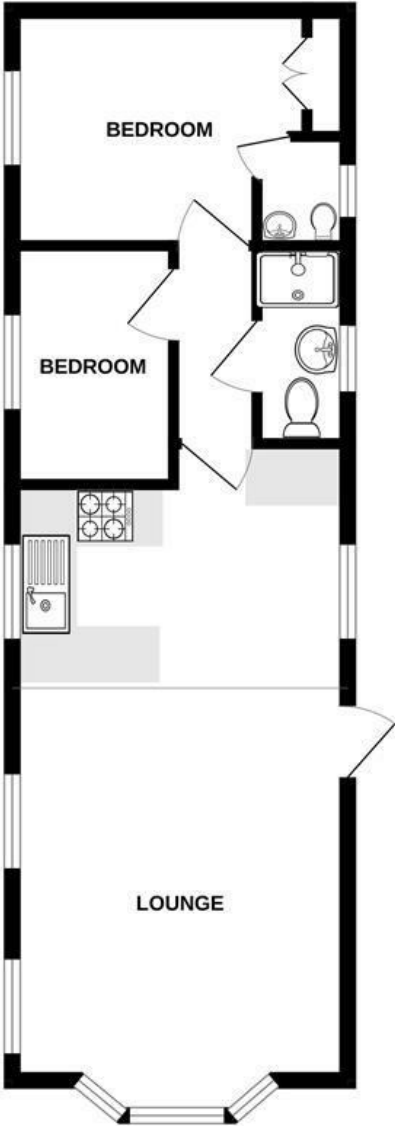






Floor Plan

GROUND FLOOR  
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 446 sq.ft. (41.5 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC