

Floor Plan

GROUND FLOOR
565 sq ft, (52.5 sq m) approx.



TOTAL FLOOR AREA: 565 sq ft, (52.5 sq m) approx.



£129,950

Plot 80, The Vogue Classique Lodge Reynard Crag Lane, High Birstwith, HG3 2JQ

2 Bedroom Park home

Reynard Crag Park is located at the end of Reynard Crag Lane. It offers luxury five star holiday park where it is open for 10 months of the year from the 1st of March until the 15th of January. There are nearby village amenities in Birstwith, Hampsthwaite and Darley.

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	

Energy Performance Certificates



Directions

Proceed from Birstwith up towards High Birstwith and pass the church on your left and Belmont Grosvenor preparatory school on your right. There is a sharp turning to your right that leads into Reynard Crag Lane. Follow it all the way down to the bottom where the private security gates are and the seller will meet you in the car park area on the right.
Council Tax Band: C Tenure: Share of Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.

HOPKINSONS
ESTATE HAGENTS

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Description

Plot 80 briefly comprises a new static country home that offer far reaching views across Nidderdale.

Accommodation which features central heated accommodation from a Vaillant central heating boiler briefly comprises: 22 foot long living kitchen with a generous lounge with sliding patio doors which Feature long distance countryside views. There is a central dining area and a stylish fitted kitchen with an American style fridge freezer sink unit integrated dishwasher, microwave double oven, washing machine five ring gas hob and wine cooler.

The useful storage areas and a personal access door leads to the rear sleeping accommodation which offers a guest room with toilet and shower. There is a twin bedroom with two beds, radiator and side window.

At the rear there is a Master bedroom which features a useful walk in storage wardrobe, ensuite bathroom with shower over the bath and a spacious bedroom area with fitted storage cupboards with a a window to 2 sides.

Outside, there are pleasant sitting areas with far reaching views. Additionally, there is a private gravel driveway that leads to a parking area which is private to the plot.

AGENTS NOTES - ANNUAL SERVICE CHARGE £3000 INC, BUILT TO BS3632 RESIDENTIAL STANDARDS

