



High Farm Park Routh,

Nestled within the serene surroundings of High Farm Park in Routh, this nearly new mobile home offers a delightful retreat for those seeking a peaceful lifestyle. Built in 2021, the property boasts a modern design and is in excellent condition, making it an ideal choice for first-time buyers or those looking to downsize.

The home features a spacious open plan living area, perfect for entertaining guests or enjoying quiet evenings in. With two well-proportioned bedrooms, there is ample space for relaxation and rest. The bathroom is conveniently located, ensuring comfort and privacy for all residents. Benefits from full central heating throughout.

Set within a quiet country park, this property provides a tranquil environment, allowing you to escape the hustle and bustle of everyday life. For those who enjoy outdoor activities, the park offers on-site golf facilities catering to both beginners and seasoned players alike. Additionally, there is a , Play Park, Fishing, General Store and Bistro within easy reach, ensuring that all your daily needs are met.

Parking is available for one vehicle, adding to the convenience of this lovely home. If you are looking for a modern, low-maintenance property in a picturesque setting, this mobile home at High Farm Park is certainly worth considering. Embrace the opportunity to enjoy a relaxed lifestyle in this charming location.

Fees per Annum £4325.00 including water charges. Separate utility bills

£39,500

Living area

Fantastic, sunny open plan living room with the dining area and kitchen all flowing through. It is a carpeted space, boasting an L-shaped seating area with television and has doors opening out onto the balcony. The lounge has a pullout sofa double bed also WIFI is installed.

Dining area

The pretty, practical dining area flows from the living room and is adjacent to the kitchen.

Kitchen

The bright, open kitchen has plenty of storage and work surfaces. It is fitted with a fridge freezer, washing machine, and an electric oven and hob with an extractor hood. The cooking facility is dual fuel electric oven and a gas hob.

Bedroom 1

The main bedroom is a double room with bedside tables, a dressing table and abundance of storage plus an en-suite.

En-suite

Low level W.C with hand wash basin with vinyl flooring and window to the side.

Bedroom 2

The second bedroom is a twin room with convenient overhead storage and fitted wardrobes creating ample space for clothing. Carpeted flooring with a window to the side.

Shower room

The stylish shower room comprises a walk-in shower, a low-level W.C and pedestal hand wash basin. Mirrored cupboard creating storage plus an extractor fan. Vinyl flooring as well as a window to the side.

Balcony

The elegant balcony wraps around the caravan giving the opportunity to enjoy outdoor living throughout the day. Stairs leading down to the grassed area and parking bay.

About us

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Valuations

If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales

package.

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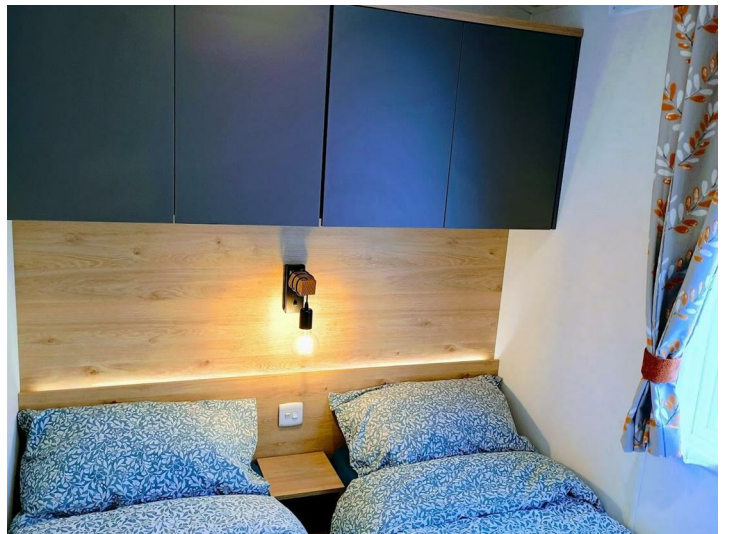
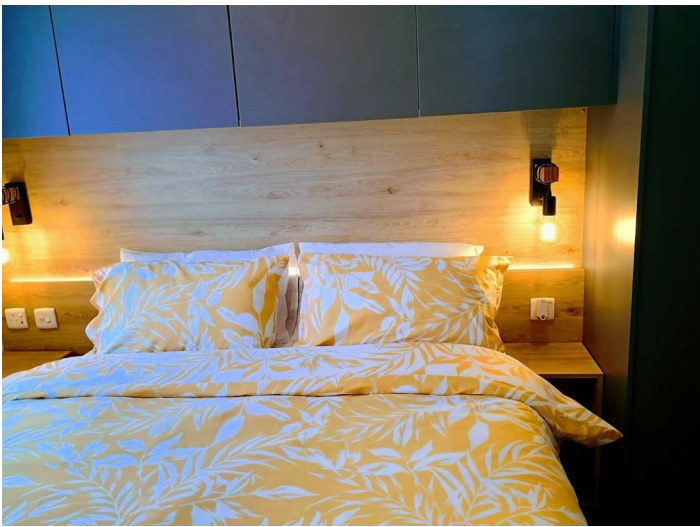
Storage sheds

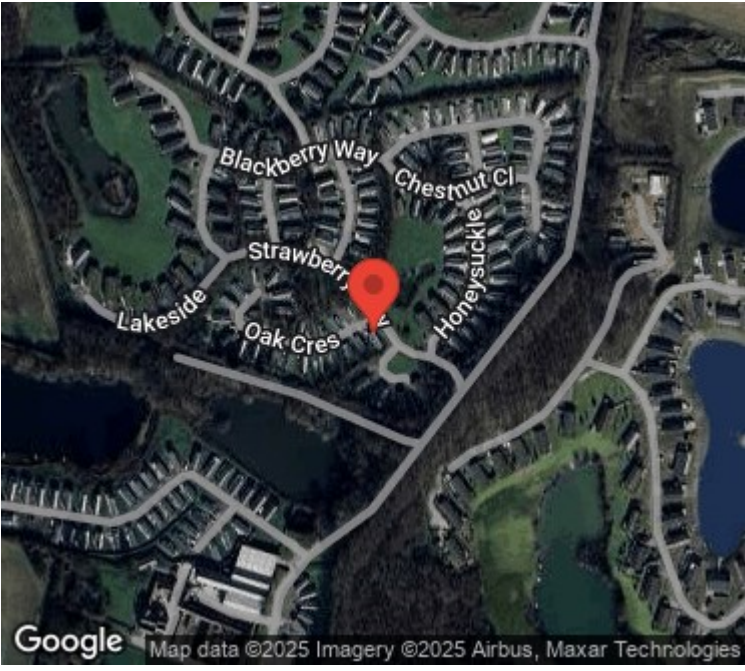
The caravan benefits from wrap around decking for al fresco dining as well storage sheds to the rear creating plenty of room for everyday items.

About the site

The site has designated parking area for family and friends. it is a pet friendly site boasting many recreational activities such as golf, fishing, play area for the children, bistro, coffee shop and a small shop. The site has a security barrier for added privacy.

- 5* Country Park 12 month site (pet friendly)
- No lettings to general public (Family and Friends only)
- Many amenities on the the country park
- Full wrap around decking
- Built in 2021 Excellent condition Atlas Chorus 4 (36x12)
- Stylish two bedroom caravan sleeps 6
- Short drive to the coast and Brandesburton
- Fees per Annum £4325.00 water charges included with in the fee (Paid until 2026)
- Located on a quiet site near to Beverley
- Designated parking and visitor parking throughout the park





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC