



## Fourth Avenue Shaws Trailer Park, Knaresborough Road, Harrogate, HG2 7NH

STUNNING REFURBISHED PARK HOME | Recently re-cladded & new roof | Two generous bedrooms | Open plan kitchen dining living | Private lawn garden | Parking space | Modern Jack & Jill shower room with access from bedroom one | Easy access to the town centre & Starbeck railway station

Asking Price: **£75,000**





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## DESCRIPTION

A superbly presented two-bedroom residential Park Home, situated on the ever popular Shaws Trailer Park, offering permanent residency close to Harrogate town centre and Starbeck railway station.

Having undergone a recent programme of refurbishment to a high standard to include re-cladding and roof, strengthened floor and re-fitted shower room, the accommodation comprises: Hallway with cupboard housing combi boiler, modern kitchen opening to a spacious lounge diner, two bedrooms and a modern Jack and Jill shower room with access to bedroom one.

To the outside is a private lawn garden and parking space.

Viewing is highly recommended.



**Entrance Hall**

Access via glazed door, storage cupboard housing combination boiler, doors to:

**Kitchen**

*11'9" x 7'10"*

*3.63m x 2.16m*

Modern fitted range of wall and base mounted units with working surfaces over with inset stainless steel sink, space for gas cooker with extractor hood over, plumbing and space for washing machine. part tiled walls, radiator, glazed window to side elevation, open to:

**Lounge Diner**

*11'9" x 10'4"*

*3.63m x 3.17m*

Double glazed windows to front and side elevation, glazed door to side elevation, fire place with electric fire, TV point, radiator, built in cupboards with lighting, inset ceiling spot lights, space for dining table.

**Bedroom One**

*11'9" x 11'5"*

*3.63m x 3.51m*

Double glazed window to side elevation, radiator, fitted bedroom suite, TV point, door to:

**Shower Room**

Modern refitted suite comprising shower cubicle with glazed door and oversized shower head over, low level WC, wall mounted sink with mixer tap and cupboards under, radiator, double glazed window to side elevation. Door access to Bedroom One.

**Bedroom Two**

*6'11" x 5'8"*

*1.86m x 1.77m*

Double glazed window to side elevation, radiator.

**Outside**

Lawn and paving stones to side of property and parking space to front.

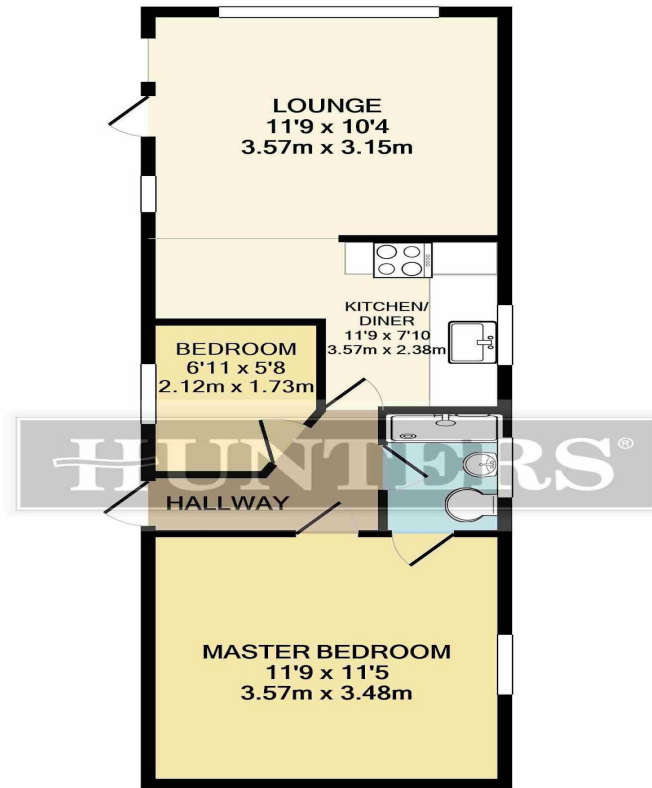
**EPC**

Not required









TOTAL APPROX. FLOOR AREA 412 SQ.FT. (38.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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### OPENING HOURS

9am - 5.30pm Monday to Friday, Saturday 9am  
-3.30pm and Sunday 11am - 2pm

