CRAVEN-HOLMES
ESTATE AGENTS









7 Langthorpe Park
Langthorpe, Boroughbridge, York, YO51 9BF

Guide price £90,000

ON LANGTHORPE PARK BOROUGHBRIDGE
DETACHED OMAR 36FT X 12FT PARK HOME
ONE BEDROOM + MODERN THROUGHOUT
ENCLOSED CORNER PLOT
LOW MAINTENANCE PATIO GARDEN
DRIVEWAY PROVIDING PARKING
OVER 50'S AGE RESTRICTION APPLIES WITHIN WALKING DISTANCE OF BOROUGHBRIDGE
CLOSE TO COMMUTER A1 NORTH AND SOUTH

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Description

Langthorpe Park is ideally positioned within walking distance of Boroughbridge, showcasing this immaculate detached one-bedroom Omar Park Home, which measures 36ft x 12ft. Situated on a spacious corner plot within an exclusive and beautifully maintained residential site of just 16 homes, this property offers exceptional living in a vibrant community.

Enjoy the ease of a low-maintenance patio garden alongside modern amenities, including a stylish shower room, gas central heating, double glazing, and a convenient driveway for parking. The layout comprises a front door that opens into an inviting entrance hall, a comfortable lounge, a well-equipped kitchen, a generous double bedroom with fitted wardrobes, and a contemporary shower room.

Externally: You'll find an enclosed low-maintenance patio garden at the rear and side, two storage sheds, and a driveway providing off-street parking. Plus, there’s no onward chain—move in hassle-free!

Interior Highlights:

- **Front Door:** Welcoming entry into the hallway.

- **Lounge:** 3.66m x 3.56m (12' x 11'8") - Features a stylish double-glazed bay window at the front, a double-glazed door and window to the side, a radiator, and a TV aerial point, making it the perfect space to relax or entertain.

- **Kitchen:** 3.86m x 3.58m (12'8" x 11'9") - Equipped with modern wall and base units, a roll-top work surface, a sink unit with a bowl, drainer, and taps, an integrated four-ring gas hob and oven with an extractor hood, under-counter space with plumbing for a washing machine and dishwasher, and ample room for an upright fridge freezer—all illuminated by double-glazed windows on both sides.

- **Double Bedroom:** 2.34m x 3.56m (7'8" x 11'8") - Features a bright double-glazed window to the side, a radiator, and built-in sliding mirror-fronted wardrobes, providing both space and style.

- **Shower Room:** 1.93m x 1.65m (6'4" x 5'5") - Showcases a modern white suite with a double shower cubicle and mains shower, a low-level W.C., a pedestal hand wash basin with taps, a wall-mounted towel rail, an extractor fan, and a double-glazed window to the side.

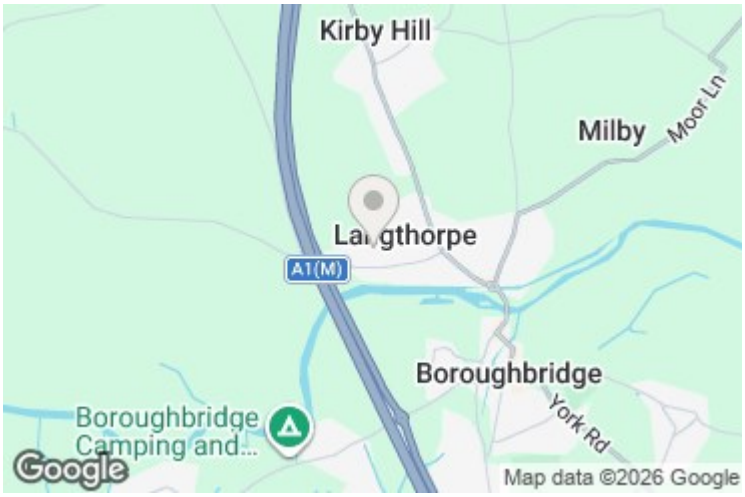
Externally:

- **Driveway:** Offers convenient off-street parking along with a welcoming patio area at the front.

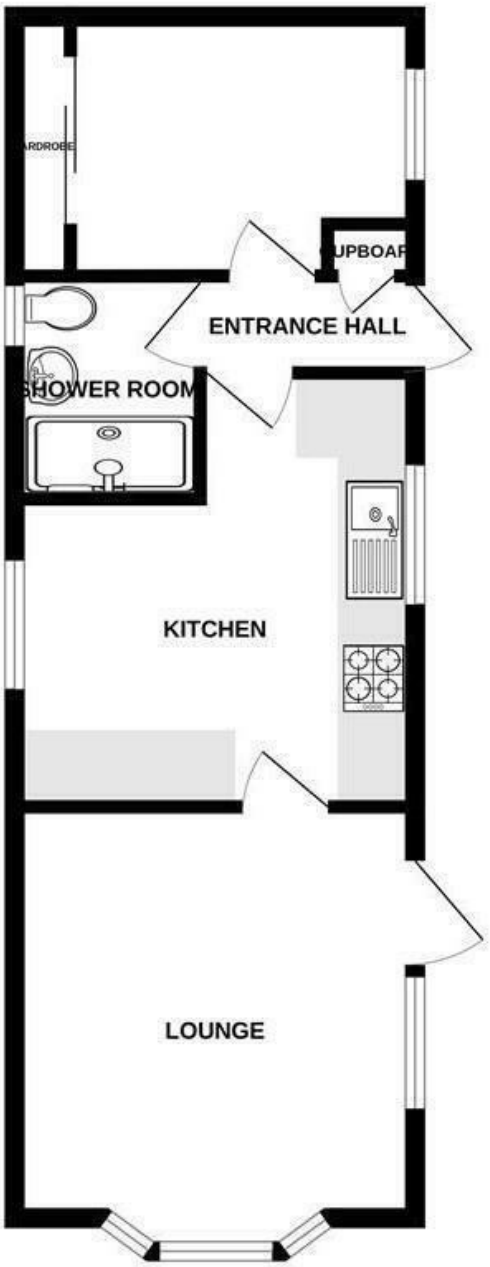
- **Enclosed Patio Garden:** Enjoy a beautifully landscaped garden area with a walled perimeter, a rear patio featuring two storage sheds, and an additional enclosed patio area with fencing on the other side.

Agent's Notes:
- Council Tax Band: A
- Make: Omar
- Size: 12ft x 36ft
- Monthly Pitch Fee: Approximately £85, paid quarterly (water and sewage included).
- Park rules in effect.
- Age restriction: Over 50s only.
- Pets allowed (up to two dogs).

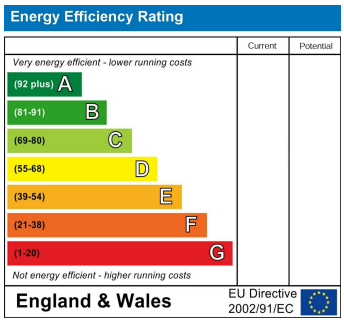
This is your opportunity to embrace a comfortable lifestyle in a fantastic location!

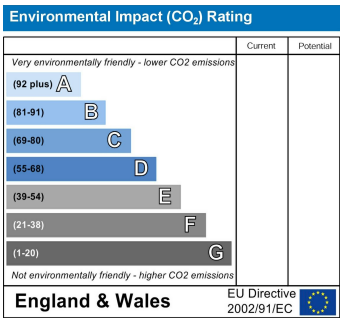


GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 415 sq.ft. (38.6 sq.m.) approx.





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