



Barley Lodge Reynard Crag Lane, High Birstwith Harrogate HG3 2JQ

welcome to

Barley Lodge Reynard Crag Lane, High Birstwith Harrogate

Stunning spacious TWO BEDROOM lodge home, OPEN PLAN LIVING KITCHEN/DINER, BATHROOM, TWO DOUBLE BEDROOMS, ENSUITE to master bedroom, DECKED VERANDA, LAWNED and PAVED GARDEN and DRIVEWAY. Situated in a desirable rural location with views over the surrounding countryside.

Entrance Hall

Door to the front, spacious storage cupboard housing the washer/dryer. Access to all rooms.

Open Plan Living Kitchen/Diner

Fabulous open living and dining space with uPVC double glazed windows and two uPVC double glazed French doors allowing plenty of natural light. Fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, integrated appliances, dishwasher, breakfast island with gas hob. Installed drain down system.

Bedroom One

Double bedroom with dressing area, freestanding double wardrobe, uPVC double glazed window, access into the ensuite.

Ensuite

Comprising of a shower cubicle, low level flush WC, wash hand basin, part tiled walls, chrome heated towel rail, uPVC double glazed window.

Bedroom Two

Twin bedded room with freestanding double wardrobe, uPVC double glazed window.

House Bathroom

A three piece bathroom suite comprising of a bath with shower over, low level flush WC, wash hand basin, tiled walls, uPVC double glazed window.

Exterior

Fabulous veranda decked seating area, with fabulous views over the Dales. Lawned and paved areas, providing the perfect space to unwind, entertain guests, or simply enjoy the tranquil countryside views.

Ground Rent Charge

Annual ground rent is £3052.50

Water Sewerage Charge

Annual charge of £510 incl VAT

Agents Note:

24 Years remaining on the licence. There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)





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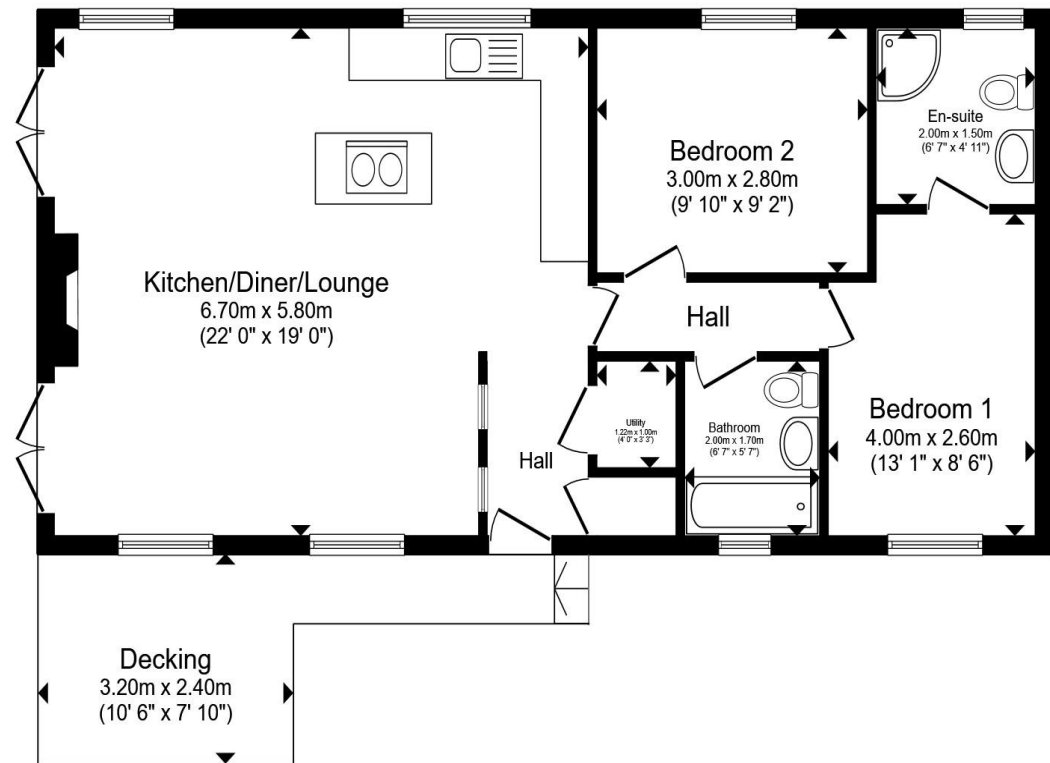
Barley Lodge Reynard Crag Lane, High Birstwith Harrogate

- Two bedroom detached lodge with a veranda
- Stunning views of the countryside
- Open plan living kitchen/diner
- Lawned and paved garden areas
- Driveway

Tenure: EPC Rating: Exempt
Council Tax Band: Deleted

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

offers over
£115,000



Total floor area 71.3 m² (768 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
HRG107887 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01423 502282



harrogate@williamhbrown.co.uk



4 Albert Street, HARROGATE, North Yorkshire,
HG1 1JL



williamhbrown.co.uk