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4 The Spinney, Bowland Fell Park, Tosside, Skipton, BD23 4SD

Well-presented detached Park Home with full 12 month occupancy. The home comprises of open plan lounge/diner, kitchen, shower room and two double bedrooms. Externally there is parking for two cars and pleasant garden area. Ideal affordable home in a quiet location. Age restriction (50 plus).

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dacres.co.uk







4 The Spinney, Bowland Fell Park, Tosside, Skipton, BD23 4SD

Settle 8 miles, Skipton 16 miles, Clitheroe 13 miles (all distances approximate)

Guide Price: £110,000

- Detached park home
- Full 12 month residential use
- Two double bedrooms
- Garden
- Private parking
- Shower room







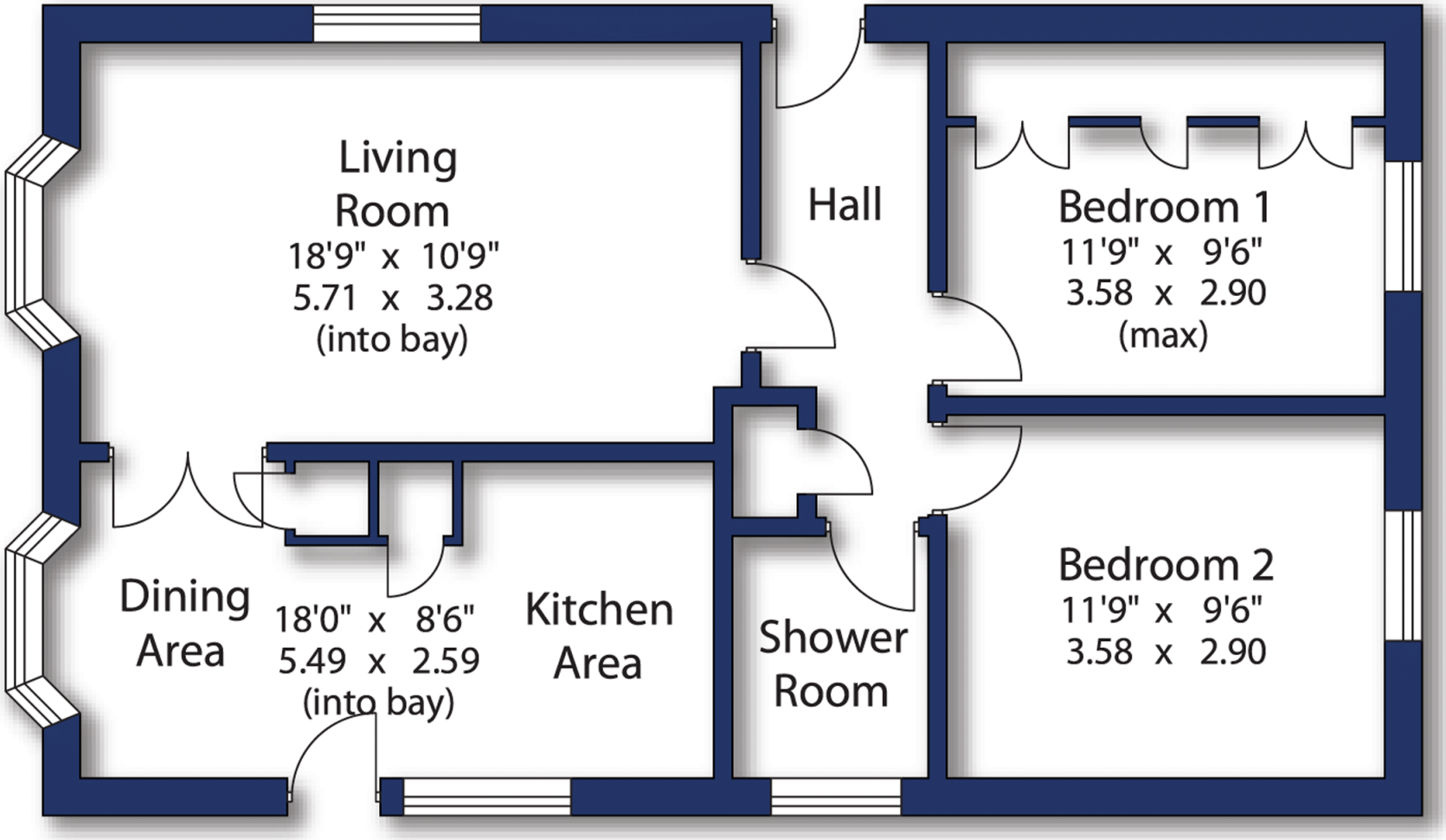
General remarks

4 The Spinney is a spacious, detached property on the popular Bowland Fell Park. The property consists of a fitted kitchen with wall and base units, complementary worktop, sink with mixer tap, integrated appliances which include a single oven and gas hob. There is also space for larder style fridge/freezer and dining table. Off the kitchen is the spacious living room which provides access to the inner hallway. To the left of the hallway are two bedrooms. Both of the bedrooms are good size double with built in wardrobes, whilst there is a useful storage cupboard with space and plumbing for a washing machine. The shower room features shower enclosure, wash hand basin, wc and frosted window to side.

Outside there is ample gardens to all aspects with shrubs and hedges for privacy. There is parking for two cars.

Bowland Fell Park is located just one mile outside the village of Tosside. The Spinney is a small exclusive development of 15 properties, all of which have a full residential status. Bowland Fell Park is situated between the market towns of Settle and Clitheroe. Both towns offer excellent amenities including shops, schools, supermarkets, churches and medical centres. Tosside is a small community with a pub and community hall, surrounded by great views of the Yorkshire Dales to the East, the Forest of Bowland to the West and Ribble Valley/Pendle to the South.

Floorplans



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Contact us

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Directions

Leave the A65 at Long Preston on to the B6478, passing through Wigglesworth, on a further 3 miles and the sign for Bowland Fell Park will be seen on the left. Drive down the lane and The Spinney is the first turning on the left.

What3Words clumped.chickens.rise

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band A

Tenure, Services & Parking

- Leasehold
- Mains Electricity. Ground rent £146.33 per month which includes water and drainage. Domestic heating from an LPG gas fired boiler.
- Private parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

The property has metered gas and electric. Restrictions apply - Please contact the office for further details.

Age restriction 50 +

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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