



TOTAL FLOOR AREA: 904 sq.ft. (84.0 sq.m.) approx.

Energy Performance Certificates

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	

Directions

Proceed from Birstwith up towards High Birstwith and pass the church on your left and Belmont Grosvenor preparatory school on your right. There is a sharp turning to your right that leads into Reynard Crag Lane. Follow it all the way down to the bottom where the private security gates are and the seller will meet you in the car park area on the right.
Council Tax Band Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£225,000

The Glendale 78, Reynard Crag Park, Reynard Crag Lane, High Birstwith, Harrogate, HG3 2JQ

2 Bedroom Park home

A stunningly situated new two bedroom detached park home located in well kept grounds that are both secure and feature far reaching views across an area of outstanding natural beauty. No chain involved.



HOPKINSONS
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Description

The property (78) is a brand-new Pemberton Glendale Lodge that features far reaching elevated views over beautiful Nidderdale countryside.

Reynard Crag Park is located at the bottom of Reynard Crag Lane. It offers luxury five star holiday park where it is open for 10 months of the year from the 1st of March until the 15th of January. There are nearby village amenities in Birstwith, Hampsthwaite and Darley .

The property which is both furnished carpeted and has curtains will also have a decked sitting area and skirt installed on completion.

The accommodation briefly offers: entrance area with useful storage cupboard. There is a spacious living area with bifold doors. There is a modern fitted kitchen with central breakfast island, range cooker, integrated microwave, fridge/freezer and dishwasher.

A spacious dining area with bifold doors that provide far reaching elevated views over rolling Nidderdale countryside.

There is a separate utility room with sink unit and an integrated washer dryer.

An inner hallway provides access to a spacious dining area with bifold doors that provide far reaching elevated views over rolling Nidderdale countryside.

There is a separate utility room with sink unit and a integrated washer dryer. In a hallway provides access to a master bedroom with fitted dressing area, spacious bedroom and luxury ensuite, shower room.

There is a further double bedroom with fitted wardrobes and a luxury house shower room.

Internal inspection strongly recommended

AGENTS NOTE: Glendale was ordered with a bath, the vendors have agreed with the company that the shower can soon be altered to a bath should the purchaser wish.

