

## 8 Wood Acre Close - Park Home

£219,000

🌀 Located at Long Ashes Park

🌀 2 Bedrooms

🌀 1 Bathrooms



## Description

Set within a quiet cul-de-sac in the highly sought-after Long Ashes Park, this spacious and beautifully maintained two-bedroom residential park home bungalow enjoys a private position with delightful woodland views to the rear. Presented in lovely decorative order throughout, this is a true turnkey property, ideal for those seeking a peaceful lifestyle surrounded by nature, yet with excellent on-site amenities and community connections.

The residential home is nestled within the Yorkshire Dales National Park and benefits from access to the on-site Leisure Centre and Café, as well as The Gamekeeper's Inn with its popular dining and event facilities. The park is conveniently served by regular community buses providing easy access to local shops and nearby villages.

The front door opens into a welcoming and well-proportioned entrance hall, featuring oak laminate flooring and a range of useful built-in storage, including a coat cupboard, shelved linen cupboard with electric ambient heater, boiler cupboard housing the recently fitted Ideal Logik gas combi-boiler, and attractive glass display shelving with cupboard beneath.

The separate dining room (10' x 8') enjoys oak flooring and a window, and flows seamlessly through an archway into the impressive

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living room. Spanning the full width of the property, the living room (19'4" x 11') is filled with natural light from bow windows to the front and rear, as well as a side window. A particular highlight is the uninterrupted woodland outlook to the rear. The room features a classic Adam-style fire surround with marble-effect insert and hearth, complemented by a living flame coal-style electric fire, and is finished with fitted carpet.

The fully fitted kitchen (13'2" x 9'3") is both stylish and practical, offering contemporary cream cabinets, laminate worktops, and a breakfast bar. Appliances include an electric hob with stainless steel splashback and extractor fan, double oven, and stainless steel sink with drainer. There is plumbing for a washing machine, and both the virtually new washing machine and freestanding fridge freezer may be retained by separate negotiation. A rear door provides direct access to the patio garden, and the space is completed with a new vinyl floor.

Bedroom one is a generous double room (12'9" x 9'8", excluding wardrobes) with a range of fitted wardrobes incorporating an electric ambient heater, fitted chest of drawers, and new carpet. Bedroom two is also a well-sized double, featuring fitted wardrobes with electric ambient heater, dressing table and stool (available by separate negotiation), illuminated fitted mirror, and new carpet.

The modern bathroom is well appointed with a walk-in shower with safety glass screens and white tray, Mira thermostatic shower with chrome riser rail and shower head, white WC, and handwash basin set into a vanity unit with storage below. Additional features include a mirrored bathroom cabinet with light and shaver point, extractor fan, corner shelving, and non-slip vinyl flooring.

Externally, the property benefits from hardstanding parking for two cars, good-sized paved side and rear gardens with mature flower beds, a rockery, and lovely woodland views. There is an outside tap, exterior lighting to the front and rear, and a newly installed Yardmaster secure garden shed with lighting and electric sockets, providing excellent storage.

#### **Key Features:**

- uPVC exterior doors and windows
- All mains services installed
- Gas-fired central heating with recently fitted combi-boiler
- App-controlled Ideal Gas Boiler Halo system
- Internet installed (current provider: EE)
- Council Tax Band A (North Yorkshire)
- EPC not required
- Fixtures, fittings, and furniture available by separate negotiation

This charming and well-presented home offers a rare opportunity to enjoy comfortable, low-maintenance living in a tranquil woodland setting, with the added benefit of a welcoming community and excellent on-site facilities.

#### **Disclaimer**

Whilst every care has been taken in the preparation of these specifications, no guarantee is given or implied as to their accuracy. These particulars are intended only as a guide and they do not constitute a term of any contract. Lakeland Leisure Estates Ltd advises prospective purchasers to obtain an independent survey from a suitably qualified professional to satisfy themselves as to the condition of the property.