



## 2 bed park home to buy in NE47

Springhouse Holiday Park, Slaley,  
Hexham, Northumberland, NE47 0AW

# £49,995

🛏 x2 🚿 x1 🚻 x1

Tenure

**Leasehold**

Off Street parking

## Property features

- ✓ Attractive Location Just Outside Hexham
- ✓ Excellent Condition
- ✓ Fitted Out and Good To Go
- ✓ Two Bedrooms
- ✓ Open Plan Living Area

## Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Liquefied petroleum gas

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

This park home is situated on a delightful site that is approximately 6.5 miles to the South of Hexham town centre with attractive views and a range of facilities on site including: Lounge Bar/Restaurant, Laundrette, Gym, Children's Playground, Small Shop in Reception and Countryside Walks within the site and beyond.

The home has been well maintained and is offered with the benefits of double glazed windows and LPG gas central heating. The accommodation comprises: Open-Plan Kitchen/Living Room, Two Double Bedrooms, En-Suite WC to the Master Bedroom, Main Bathroom/WC, Decking to enjoy the views, Off-Street Parking by the home. The property also comes with fixtures and fittings, so it is ready for immediate occupation.

Springhouse Farm is a well laid out complex with less than 90 properties on and in peaceful surroundings. The site is closed for the month of February but is available for use during the other 11 months of the year. If you head out of Hexham on the road to Slaley you will pass The Travellers Rest pub. Take the next right turn, signed towards Ladycross and continue along this road going straight across the Lead Road crossroads then take the next turning on the left and the Holiday Park will be on your right.

Hexham is the nearest town with a wide range of facilities. It was recently named as the Happiest Place To Live in the North East, and is in the top ten throughout the UK. The town is well served with shops, schools, leisure facilities, health centres and a hospital. It lies just off the A69 main trunk road and has a mainline rail station and regular bus routes to all points between Carlisle and Newcastle. It is an ideal area to base your holiday from, with a number of tourist attractions, with Hadrian's Wall nearby, within easy reach and excellent cycle routes and country walks around the area.

An early viewing is highly recommended to fully appreciate the potential, size and location of this detached family home. Please call our Hexham team, or e-mail to hexham@pattinson.co.uk, for further information and your appointment to view.

Council Tax Band: A

Tenure: Leasehold

Annual Ground Rent Amount: £4,695.00

Ground Rent Review Period: First year is free

Annual Service Charge Amount: £350.00

Price: £49,995

Property Type: Park Home

Parking: Off Street

Heating: Liquefied petroleum gas

## Living Area

3.81m x 3.72m (12'6" x 12'2")

Double glazed windows to three sides, radiator, wall mounted gas fire.



## Kitchen Area

3.70m x 3.09m (12'1" x 10'1")

Double glazed window, radiator, range of fitted wall and base units, single drainer stainless steel sink unit with mixer taps, opening to the living area, double glazed front door.



## Inner Hallway



## Bedroom 1

3.71m x 2.37m (12'2" x 7'9")

Double glazed window, radiator, built-in wardrobe, overhead and bedside cupboard unit, dressing table unit, door to en-suite.



## En-Suite WC

Double glazed window, white ladder style radiator, wash basin in vanity unit, low level wc.



## Bedroom 2

2.56m x 1.71m (8'4" x 5'7")

Double glazed window, radiator, fitted wardrobe, overhead cupboards.



## Bathroom/WC

Double glazed window, white ladder style radiator, show cubicle, pedestal wash hand basin, low level wc.



## External

There is a decking area to the front of the property with views across the site and grassed area around the plot. There is also gravelled parking area to the front and a store box for the LPG gas bottles.



## Communal Areas

The shop is based at reception, at the entrance to the park. There are a range of facilities around the park, including a children's playground and small sports pitch, there is also a residents' lounge with a bar and restaurant and seating on the sun terrace. The site also has a launderette and gym that is available for residents to use. There are walks around the park and beyond across the local countryside.

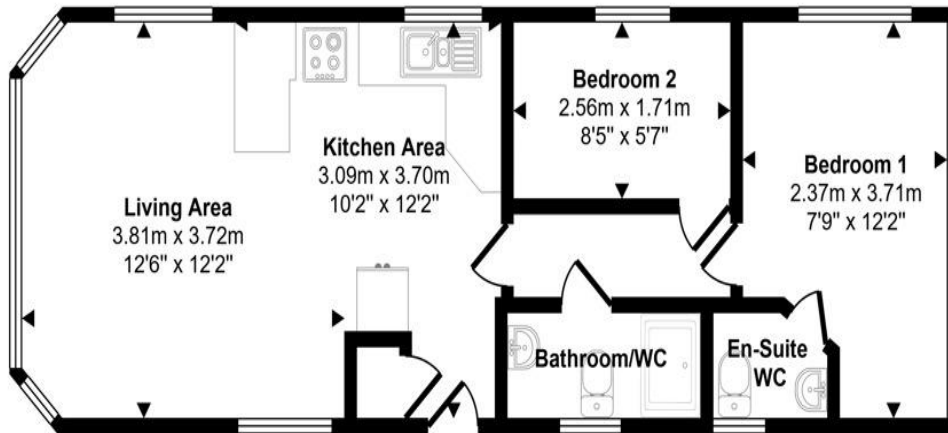


## Information

The property is not subject to council tax. There are the following charges, which are payable in advance, but the vendors are offering the first year free - Ground Rent £4695 per annum, £350 service charge per annum. Residents are permitted to rent out their accommodation and pets are allowed on the site.



Approx Gross Internal Area  
40 sq m / 433 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Springhouse Holiday Park, Slaley, Hexham, Northumberland, NE47 0AW

Contact your local branch today for more information on this property:

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