



**2 bed park home to buy in NE47**

Allendale Holiday Park, Catton, Hexham, Northumberland, NE47 9QF

**£55,000**

 x 2  x 2  x 1

Tenure

**Leasehold**

Allocated parking

**Property features**

-  New Static Caravan
-  Can Be Used As Holiday Let
-  Attractive Holiday Location
-  Two Bedrooms - 6 Berth
-  LPG Gas Central Heating and Double Glazing

## Key Information

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

## Arrange a viewing

Lucy Sage  
Branch Manager  
Hexham

01434 605376  
hexham@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

This static caravan is set in an idyllic location, with open countryside all around yet only a mile from the local shops in Allendale and ten miles from the larger town of Hexham. The holiday park is located close to fields and picturesque walks and in a great location to base yourself for trips to the Lake District, Hadrians Wall Country, the coast at Bamburgh, Tynemouth and Whitley Bay, the cities of Newcastle, Durham and Carlisle, or even a day trip to York! You could also make a foray through the Borders into Scotland to places such as Gretna Green, Jedburgh and Melrose, or discover historic Northumberland with Alwick Castle and much more.

It is possible to let your property out, with agreement from the site's management and the site is available for access for 11 months of the year, being closed in February.

This particular property is new and has an attractive layout. It benefits from double glazing and LPG gas central heating and is fully fitted with the comfortable accommodation comprising: Entrance Hallway Kitchen/Dining Area, Living Area, Two Bedrooms, En-Suite to the main bedroom and a family bathroom/wc. There is decking to the front and side and space to park your car beside the plot. The site has a laundry room available for residents to use.

The holiday park is situated off the road into Allendale at Catton and is on the right before you get to the stone bridge. Just after the bridge is a small estate which has a tea room, Indian restaurant/takeaway, vet and the local Allendale Brewery, all just a short walk away from the holiday park. Allendale is on the 688 bus route which runs a regular service between Allenheads and Hexham, and the nearest stop is at the top of the road in Catton. The area is served by schools in Allendale, Haydon Bridge and Hexham. Allendale has an active community and there are the following on hand: a medical centre, sports facilities, range of shops to cater for your day to day needs and there are more services and amenities in the larger town of Hexham, which was recently named the Happiest Place To Live in the North-East.

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

Council Tax Band: A

Tenure: Leasehold

Annual Service Charge Amount: £3,100.00

Price: £55,000

Property Type: Park Home

Parking: Allocated

Heating: Liquefied petroleum gas

## Kitchen/Dining Area

3.68m x 2.80m (12'0" x 9'2")

Double glazed front door, range of fitted wall and base units, single drainer sink unit with mixer taps, built-in electric oven with microwave above, LPG gas hob with extractor hood above, integrated dishwasher.



## Living Area

3.76m x 3.71m (12'4" x 12'2")

Double glazed windows to three sides, two radiators, wall mounted electric flame effect fire, fitted tv and video unit, double glazed patio doors to the decking, with views of the surrounding countryside beyond.



## Inner Hallway

Linking the living areas to the bedrooms and bathroom.



## Bedroom 2

3.03m x 1.63m (9'11" x 5'4")

Double glazed window, radiator, two fitted single beds, fitted wardrobe and wall cupboards.



## Bathroom/WC

1.49m x 1.42m (4'10" x 4'7")

Double glazed window to the rear, radiator, shower cubicle, pedestal wash hand basin, wall mounted mirrored cabinet, low level wc.



## Bedroom 1

3.12m x 2.52m (10'2" x 8'3")

Double glazed window, radiator, fitted wardrobe unit, wall mounted cupboards, fitted double bed with bedside tables, fitted dressing table, door to en-suite.



## En-Suite

2.53m x 1.17m (8'3" x 3'10")

Double glazed window, ladder style radiator, panelled bath with mixer taps and shower attachment, pedestal wash hand basin with mirrored cabinet above, low level wc.



## External

This is the the first plot on the site and it has space to park a car and also has good sized decking areas to the front and side with views of the surrounding countryside.



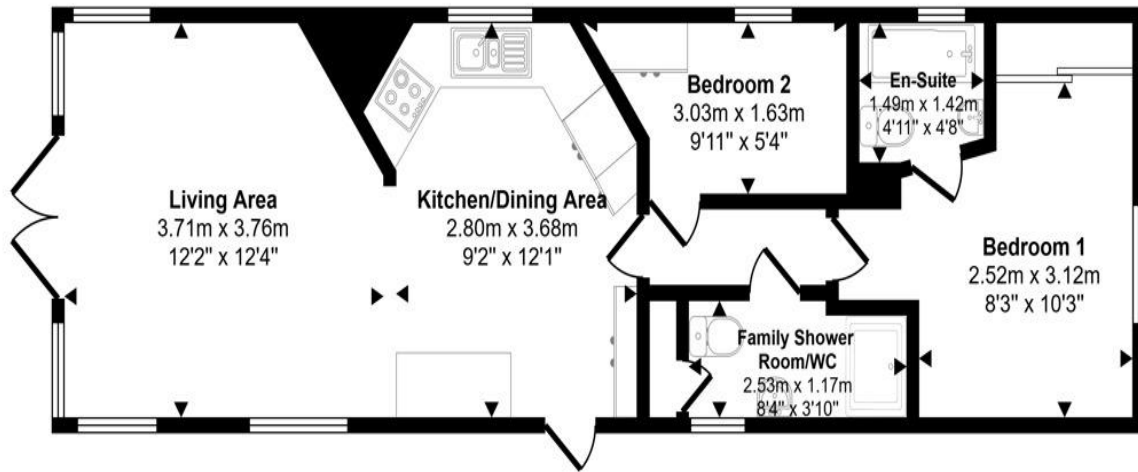
## Information

This property is not subject to council tax. There are site fees to pay annually, currently standing at £3,100 per annum (January 2025). We can provide you with a copy of the park rules etc upon request.

You are able to let the property out, if you obtain the site owner's permission.



Approx Gross Internal Area  
46 sq m / 499 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.

Allendale Holiday Park, Catton, Hexham, Northumberland, NE47 9QF

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

**15 Priestpopple, Hexham, Northumberland, Tyne & Wear, NE46 1PH, Tel: 01434 605376,  
hexham@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

