

Holiday Home, Abbots Green, Balk, YO72AP

£147,000

Council Tax Band: Exempt



3 Bedroom Prestige Grand Symphony Bespoke Lodge 52ft x 22ft - Viewings Available By Appointment Only

Holiday Home Description:

3 Bed Luxury Holiday Lodge, Located on a 5 Star Site with 12 Month Holiday Licence in North Yorkshire.

A large (52'x22') luxury bespoke lodge, totally unique and based on the Prestige Grand Symphony, with 3 double bedrooms and 3 en-suite shower rooms. Each bedroom has fitted wardrobes, the Master benefitting from a large L-shaped walk-in wardrobe.

Open plan lounge, kitchen & dining area. The lounge area has a 5 seater corner settee, coffee table, side tables and a separate morning area with 2 tub chairs and coffee/storage table. There is built-in media wall with electric fire and fittings for 65" TV and sound bar (sold by separate negotiation).

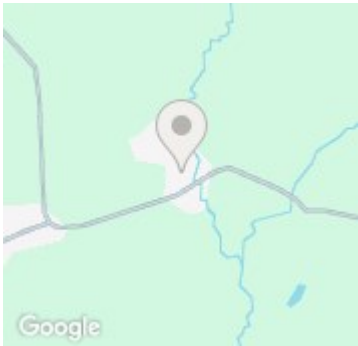
The dining area includes a 6 seater dining table. Ultra modern kitchen with quartz worktops and island breakfast bar with 4 large pan draws and 2 utensil draws above. There is an extensive range of base and wall units with integrated washer/drier and dish washer. Double electric oven with 5 burner gas hob with extractor above. There is a large American style fridge/freezer plumbed for chilled water and ice cubes. Wine rack above fridge. Under-cupboard downlights with electric plinth heater.

The Lodge entrance has a built-in cloaks cupboard. Integrated sound system with ceiling speakers in lounge and Master bedroom. There are 3 double bedroom, as above, Master with king-sized bed, each with their own fully tiled en-suite shower rooms and fitted vanity units and remote controlled Velux-style roof lights. All bedroom furniture included. The 3rd bedroom doubles as a fully equipped office utilising a "Study Bed" which converts a wide office desk into a full sized, fully made-up double bed in seconds without disturbing the office equipment.

Fully carpeted throughout with Amtico flooring to kitchen and entrance areas. Mains gas central heating radiators to all rooms.



Open House North Wales Coast



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	