

20 Lyndale Park

School Croft, Brotherton, WF11 9ES

A Brand New Fully Residential Beverley Leisure Home 14ft x 42ft park home on the private and secluded Lyndale park site nr Garforth and Selby. We are pleased to offer for sale this superb two bedroom detached park home. The property benefits from being modern throughout, gas central heating, double glazing and off street parking. Briefly comprises: Entrance doors, lounge open to stylish kitchen dining room, hallway with storage, master suite with walk in wardrobe and ensuite shower room, bedroom two and modern bathroom. Externally: Open plan low maintenance gravelled garden to the side aspect with a raised decked seating area to the front and designated parking space. A MUST VIEW.

Asking Price £140,000

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- BRAND NEW DETACHED 14FT X 42FT PARK HOME
- ON LYNDALE PARK Nr GARFORTH + SELBY
- FULLY RESIDENTIAL, PRIVATE + SECLUDED SITE
- STYLISH + MODERN THROUGHOUT
- OPEN PLAN LOUNGE/KITCHEN DINING ROOM
- MASTER BEDROOM + ENSUITE + WARDROBE
- FURTHER DOUBLE + MODERN BATHROOM
- DESIGNATED OFF STREET PARKING
- RAISED DECKED SEATING AREA
- FURNITURE PACK INCLUDED

ENTRANCE PATIO DOORS

Leading into:

LOUNGE

13'2" x 10'7" (4.01m x 3.23m)

Double glazed sliding patio doors and windows to front aspect overlooking raised decked seating area. Two x double glazed windows to side aspects, vaulted ceiling, wall mounted central heating radiator, tv point, phone point, inset ceiling spot lights.

Open plan to:

KITCHEN DINING AREA

7'11 x 13'2" (2.41m x 4.01m)

Vaulted ceiling, range modern wall and base units with work top over, sinklights, vaulted ceiling. unit housing bowl, drainer and swivel mixer tap, integrated four ring gas hob and electric oven with extractor hood over. Integrated fridge freezer, dishwasher, washing machine and microwave, inset ceiling spot lights, radiator. Double glazed windows x two to both side aspects.

HALLWAY

4'0" x 12'6" (1.22m x 3.81m)

Double glazed door to side aspect, vaulted ceilings, range built in wardrobes, double radiator.

MASTER BEDROOM

9'7" x 8'5" (2.92m x 2.57m)

Double glazed window to side aspect, vaulted ceilings, built in storage cupboard, inset ceiling spot lights, double radiator

WALK IN WARDROBE

2'11" x 4'6" (0.89m x 1.37m)

Radiator, hanging rail and shelf.

ENSUITE SHOWER ROOM

4'6" x 6'6" (1.37m x 1.98m)

White suite comprising: Low level W.C., vanity unit housing basin and mixer tap, double shower cubicle with mains shower, storage shelves, spot

BEDROOM TWO

7'8" x 8'11" (2.34m x 2.72m)

Double glazed window to rear aspect, vaulted ceilings, built in wardrobe and wall unit, inset ceiling spot lights, double radiator.

BATHROOM

8'5" x 4'8" (2.57m x 1.42m)

Modern white suite comprising: Panelled bath with mains shower over, low level W.C., vanity unit housing basin and mixer tap, wall mounted towel rail, spot lights, extractor fan,

vaulted ceilings, double glazed window to side aspect.

EXTERNALLY

GARDEN + DECKING

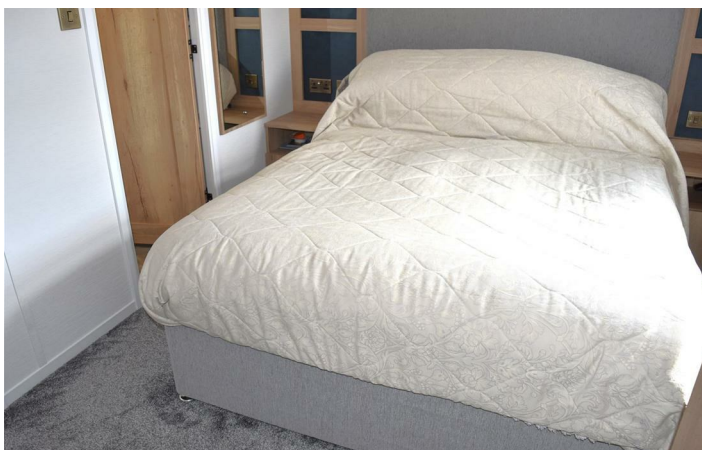
Low maintenance gravelled garden to the sides with a raised decked seating area to the front aspect.

DESIGNATED PARKING

Designated off street parking space.

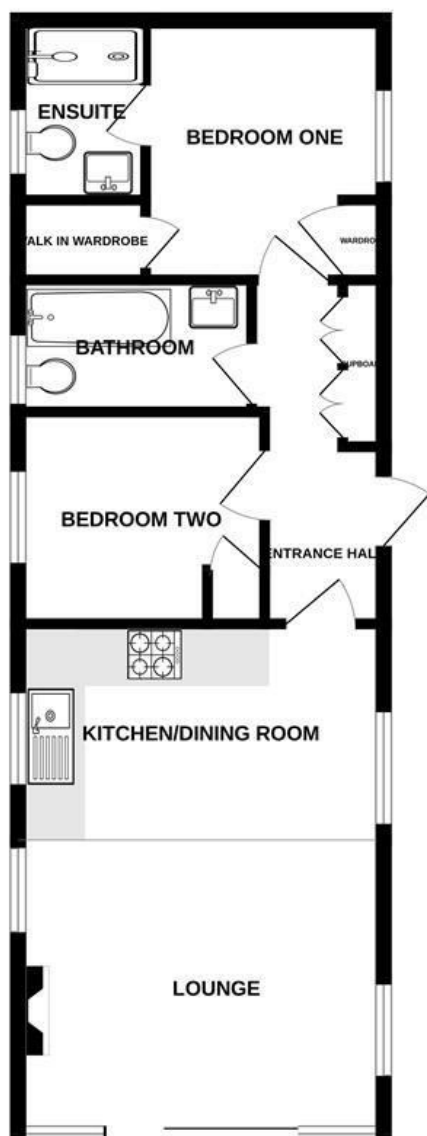
AGENTS NOTES

Park Rules Apply On Lyndale Park
Age Restriction of Over 45's on Park
Pet Restrictions Apply on Park
Home Sited May 2025
Full Furniture Pack Included
Pitch Fee £55 Per Week Paid Monthly
Gas bottles (Available from Site)
Metered Electric Billed Monthly.
Council Tax Band A
Make: Beverley Leisure Home
Model: Norwood



Floor Plan

GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 527 sq.ft. (49.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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