

HACKNEY & LEIGH

Underskiddaw

Offers over £195,000

Whiteside Lodge, 33 Burnside Park, Underskiddaw, Keswick, CA12 4PF

A detached three bedroom traditional style holiday lodge conveniently located at the ever popular Burnside Park on the outskirts of Keswick and enjoying delightful rural views to the fells.

The site is open all year round and the lodge can be used as a recreational second home and for lucrative holiday letting.

Quick Overview

- Traditional style holiday lodge
- Private holiday park on the outskirts of Keswick
- Delightful rural views to the fells
- Open plan living room and dining kitchen
- Three bedrooms
- Two bath / shower rooms
- Decked external entertaining terrace
- On-site parking
- Site open all year
- Lucrative investment opportunity

Property Reference: KW0596

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Bedroom One



Bedroom Two



Bedroom Three



Decked Terrace

Accommodation

Ground Floor:
Open Plan Living Room and Dining Kitchen | Bedroom 1 / En-suite Shower Room | Bedroom 2 | Bedroom 3 | Bathroom

Outside:
Decked Terrace | On-site Parking

Services
Mains water, electricity and drainage. Electric heating

Tenure
Leasehold 150 years from 1st April 2000 with an annual ground rent of £30.00.

Service Charge
We are advised that the service charge currently amounts to approximately £1026.14 per quarter to cover maintenance of the park, and water charges and the rates £67.44 per quarter.

Directions
From Keswick town centre proceed to the A591 towards Applethwaite and turn immediately right and then right again which will lead you into the Burnside Park entrance.

What3words
/// potatoe.quality.unlimited

Viewings
By appointment with Hackney & Leigh's Keswick office.

Price
Offers over £195,000 are invited for consideration.

Anti-Money Laundering Regulations (AML)
Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60 (inc. VAT) per individual or £50 (inc. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (inc. VAT).



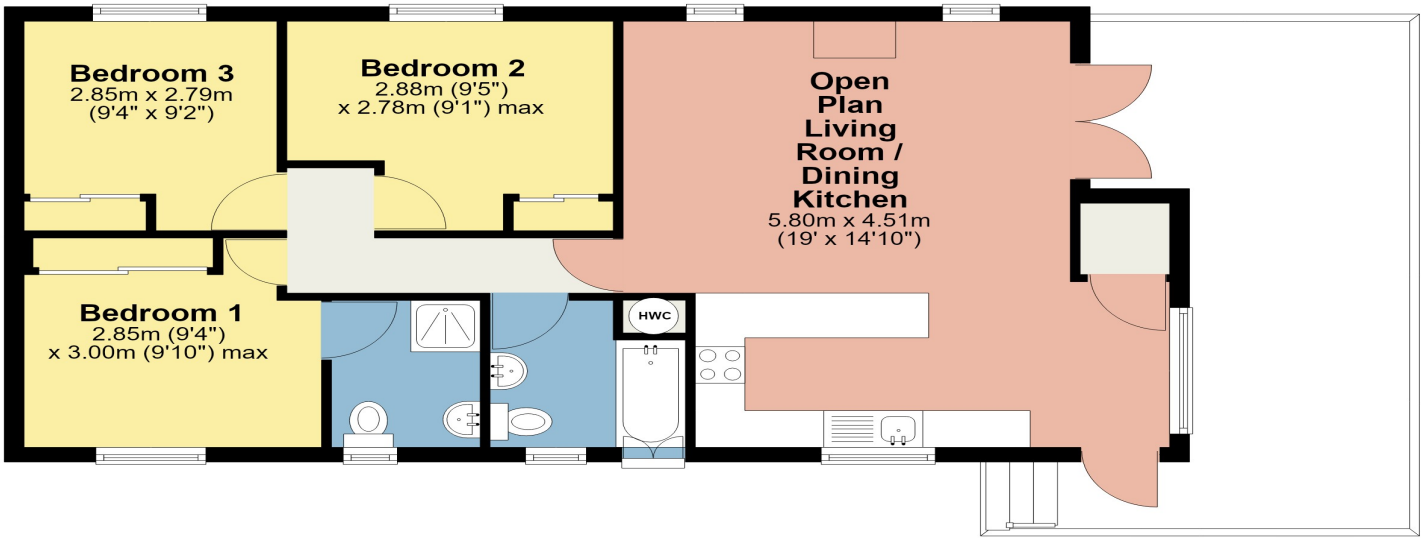
Open Plan Living Room and Dining Kitchen



Bedroom Two

Ground Floor

Approx. 64.5 sq. metres (694.5 sq. feet)
(excluding unnamed room)



Total area: approx. 64.5 sq. metres (694.5 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:
Plan produced using PlanUp.

33 Burnside Park, Burnside Caravan Park, -

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