



**28 Toft Hill Caravan Park**  
**Hill Road**  
Great Broughton, TS9 7HJ

**£75,000**

**Energy Rating :**



# 28 Toft Hill Caravan Park Hill Road

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## DESCRIPTION

In a wonderful rural location on the outskirts of Kirby with the backdrop of the hills and walks on the Cleveland Way, a FURNISHED and very well presented Two Bedroom Caravan Holiday Home by Delta to their 'Wimbledon' design. The site, Toft Hill Country Holiday Park, is a small exclusive development accessed via a secure coded gate and ideal for those looking for all year round residency for holiday or recreational use. Sleeps up to 6 people.

Features include calor gas central heating (wireless thermostat) and uPVC double glazing (there is a Structural Thermal Rating Certificate available), an open plan living area with a fitted kitchen with integrated and freestanding appliances, a modern shower room, an en-suite loo to the main bedroom, a raised deck to two sides of the home, lawned gardens, the rear is dissected by a beck and features a second seating area which takes full advantage of the evening sun. There is an area to the right of the home to accommodate two cars plus a residents parking area at the foot of the site.

The location is well placed for fabulous country walks, The Black Swan pub and the nearby Great Broughton with its wide range of dining pubs and the market town of Stokesley with its wide range of shops serving day to day needs including supermarket shopping.

Please note the following:

1. Hiring out the caravan home is not permitted
2. There is no restriction on pets or children
3. The park owner is Deepdale Coved Ltd
4. All year residence from 31/12 to 31/12
5. Current site/pitch fee is £2650 and includes water, grounds maintenance, sewerage, land drainage and waste management. The fee has been paid by the current owner up until ..... The next pitch fee review date is 20 October 2024.
6. It is the owners responsibility to insure the caravan
7. There is a site at the rear of the home for two calor gas cylinders which provide the central heating via radiators
8. The successful buyer would be required to have a meeting with the sites owner
9. 15% + V.A.T would be payable to the owner on resale of the caravan on the site
10. An electrical check is required every three years (in- date)
11. A boiler check is required annually - this will be current to July 2025

## Accommodation

Direct access to:-

### Open Plan Living/Dining and Kitchen Area 20' 10" x 11' 9" (6.35m x 3.58m)

Upvc double glazed access door, triple aspect upvc double glazed windows plus double opening french doors out onto the decking. Floor to ceiling feature wall incorporating a log effect electric fire with adjacent ornamental shelving. Radiator. Kitchen area has a range of wall and base units with wood effect worktops, built in gas hob and a double fan assisted electric oven with a splashback and a chimney style extractor hood over. Inset stainless steel drainer and unit with a mixer tap and an integrated fridge freezer. Connecting door to:-

### Inner Hallway

Leads to:-

### Bedroom 1 10' 2" x 9' 2" (3.10m x 2.79m)

Radiator, range of fitted wardrobes and drawers plus a dressing table with drawers below. Space for a tv. Upvc double glazed window.

### En-Suite Toilet

White low flush wc and a pedestal wash hand basin. Upvc double glazed window, mirror with a shelf over and a built in cupboard.

### Bedroom 2 8' 8" x 5' 7" (2.64m x 1.70m)

Upvc double glazed window, radiator, range of fitted wardrobes and a fitted headboard to accommodate a single bed.

### Shower Room

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White low flush wc and wash hand basin with vanity cupboards below. Heated towel radiator, upvc double glazed window and an extractor unit. Shower enclosure with a mixer shower and an open shelved area.

### Externally

Raised decked area to two sides of the home, long gardens, the rear is dissected by a beck and features a second seating area which takes full advantage of the views

### Parking

There is parking for two cars.

### Council Tax Band

Council tax band:-

### Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

### Mortgage Services

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

### Agent Notes

Selectiv Properties themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract. No services and / or appliances have been tried or tested. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

**Viewing Arrangements**

**Tel:** 01287 630733

**Email:** [guisborough@selectiv.co.uk](mailto:guisborough@selectiv.co.uk)

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.