



**Maple Lodge Reynard Crag Park, Reynard Crag Lane  
Harrogate HG3 2JQ**

**welcome to**

**Maple Lodge Reynard Crag Park, Reynard Crag Lane Harrogate**

An IMMACULATELY presented PARK HOME offering enjoying an ENVIABLE elevated position with FABULOUS views of the surrounding countryside. OFFERING three good size bedrooms, this is an EXCEPTIONAL OPPORTUNITY to buy an impressive holiday home! Don't miss this, call us to view!



### Entrance Hall

Having the double glazed entrance door to the front aspect, radiator, coat cupboard, and an additional cleaning cupboard. Access hatch to the boarded loft space with a pull down ladder and light.

### Lounge

With double glazed windows with expanding views to both the front and rear, plus two sets of French doors leading out onto the decking. Features a log burning stove with hearth, and two radiators. Sound Speakers.

### Dining Room

Having a double glazed window to the front aspect, a skylight window with fitted blind, fitted bookcase, sideboard, and dining table, plus speakers, a radiator, an opening to the kitchen, and double doors leading through to the lounge.

### Kitchen

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a stainless steel sink and drainer, an eye level double oven with grill, integrated microwave, gas hob with splash back, and a cooker hood over. Also includes integrated fridge freezer, washing machine, and dishwasher, plus a pantry with fridge, a boiler with drain down system, radiators, and ceiling spotlights. Door leading out to the rear decking, and a window also to the rear, and a skylight window.

### Bedroom One

With a window to the rear, fitted sliding door wardrobe, two bedside tables, shelving and fitted dressing table. Also includes further wardrobes, a king size bed with memory foam mattress and Radiator.

### En-Suite

Equipped with a corner shower cubicle, wash hand basin set within a vanity storage units, and a w.c. Also includes a mirrored cabinet, a window to the rear, and a radiator. Ceiling spotlights.

### Bedroom Two

With a double glazed window to the front, fitted wardrobe with sliding doors, hanging rail and shelves, dressing table, double bed, mirror and TV, two bedside cabinets and drawers. Radiator.

### Bedroom Three

Currently used as an office and having a double glazed window to the rear, and fitted with a cupboard, shelving and drawers, plus a radiator.

### Bathroom

Fitted with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin set within a vanity storage unit and a mirrored wall unit above. Window to the front, tiling to the walls and floor, plus a radiator.

### Exterior

Externally the property has decking to the rear, front, and side aspect which include two water taps, three electric points, and two log stores to the rear. An EV charger point is also included, as well as an additional garden store.

The exterior also benefits from sensor lights, electric points, gates to both sides, and balcony lighting.

### Workshop

Fitted with work surfaces, wall and base storage units, shelving, under cabinet lights, a window, and an outdoor light.

### Agents Notes

All furniture is to be included in the sale.



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## Maple Lodge Reynard Crag Park, Reynard Crag Lane Harrogate

- Beautifully Presented Tingdene Country Lodge
- Three Bedrooms
- Two Reception Rooms - Lounge With Log Burner
- Kitchen With Integrated Appliances
- Master Bedroom With En-Suite

Tenure: EPC Rating: Exempt

# £190,000



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We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:  
HRG107882 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01423 502282**



[harrogate@williamhbrown.co.uk](mailto:harrogate@williamhbrown.co.uk)



4 Albert Street, HARROGATE, North Yorkshire,  
HG1 1JL



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Please note the marker reflects the  
postcode not the actual property