



Kingfisher Luxury Lodge, Lakeside, Rudding Park, HG3 1JH
£495,000

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Description

Owning a Kingfisher luxury holiday home located on the lakeside, offers a stress-free, affordable way to get away at a moment's notice, the property presents a lifestyle purchase with proximity and benefits of the Rudding Park restaurants, spa, golf and leisure facilities on the door step.

The lodge comes fully furnished with large fitted kitchen and separate dining area. Large lounge with bi-folding patio doors giving access to the large decked veranda with hot tub overlooking the lake, giving a sense of 'bringing the outside in'. Double glazed windows, underfloor heating throughout, a master bedroom with en-suite shower room and walk in wardrobe. Two further bedrooms (one double and one twin) with fitted wardrobes, house bathroom with shower over the bath.

As an owner of this luxury lodge you are entitled to a fantastic range of discounts as listed:

Access to the indoor swimming pool and juniper log sauna at Rudding Park Spa

10% off food and drink at The Spa, Horto and Clocktower and Deer House Pub

10% off accommodation and events at Rudding House





Textured beige curtains on the left side of the room.

Outdoor dining table and chairs on the wooden deck, overlooking a pond and trees.

Skylight window in the ceiling.

Three windows with textured beige roller blinds on the right wall.

Teal armchair with wooden legs.

Large tan leather ottoman coffee table with a stack of books and a tray.

Tan leather sofa with teal patterned cushions and a striped throw blanket.

Black office chair and a wooden table with a potted plant.

10% off at Retail Therapy Spa retail products
10% off Spa Days and Roof Top Spa Experiences and
Westrow Hair at Rudding Park
2 Full Golf Memberships
Use of resident's gym in the Hotel
Family pass for the outdoor pool at the Holiday
Park

Services

Gas and electric is metered and charged quarterly.

Council Tax

Not applicable.

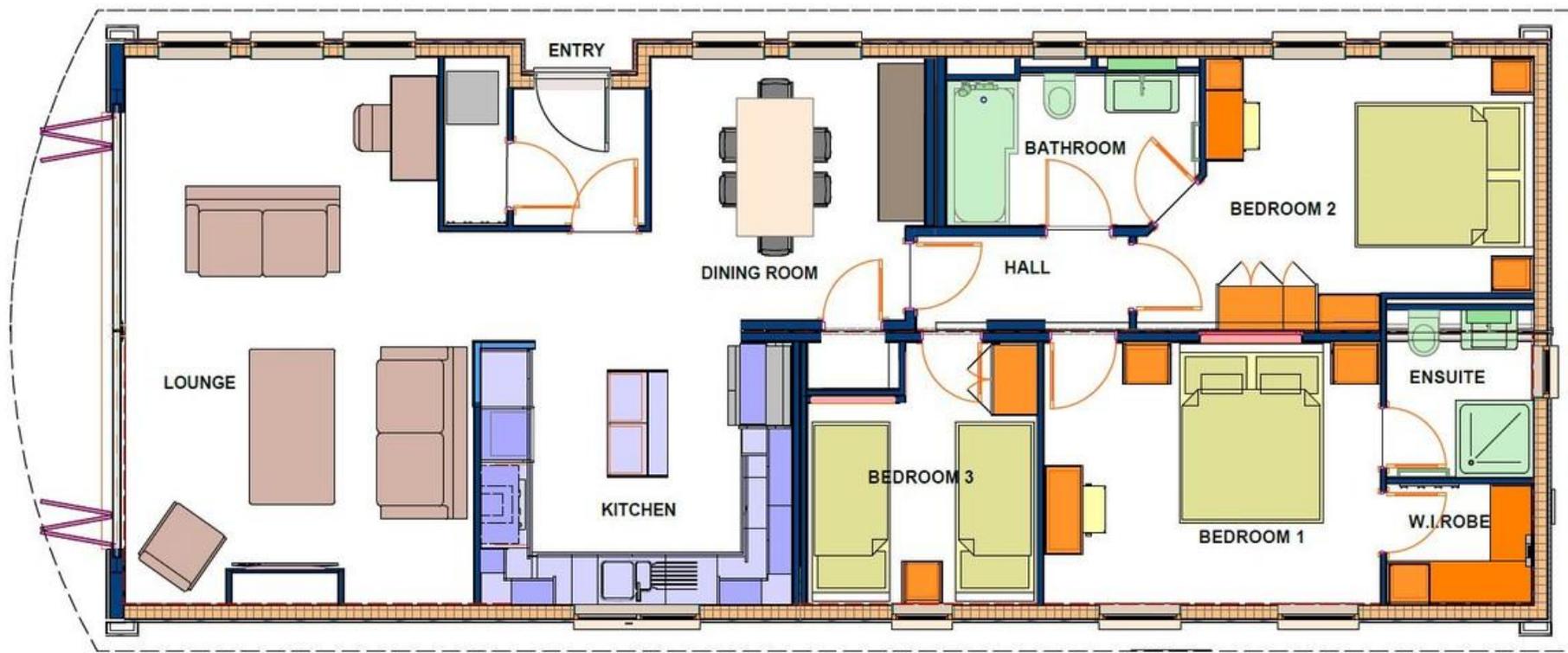
The current licence extends to 2064.

Annual site fee £6,700 includes water, waste management, sewerage, land drainage and landscaping, grounds maintenance and wifi as well as access to lifestyle benefits across the resort.

Rudding Park is easily accessible from the major road networks and perfectly located to explore the spa town of Harrogate; the vibrant city of Leeds, historic York or experience the breath-taking scenery of the Yorkshire Dales. For those travelling further afield Rudding Park has its own helipad or Leeds Bradford International Airport is 12 miles away.







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