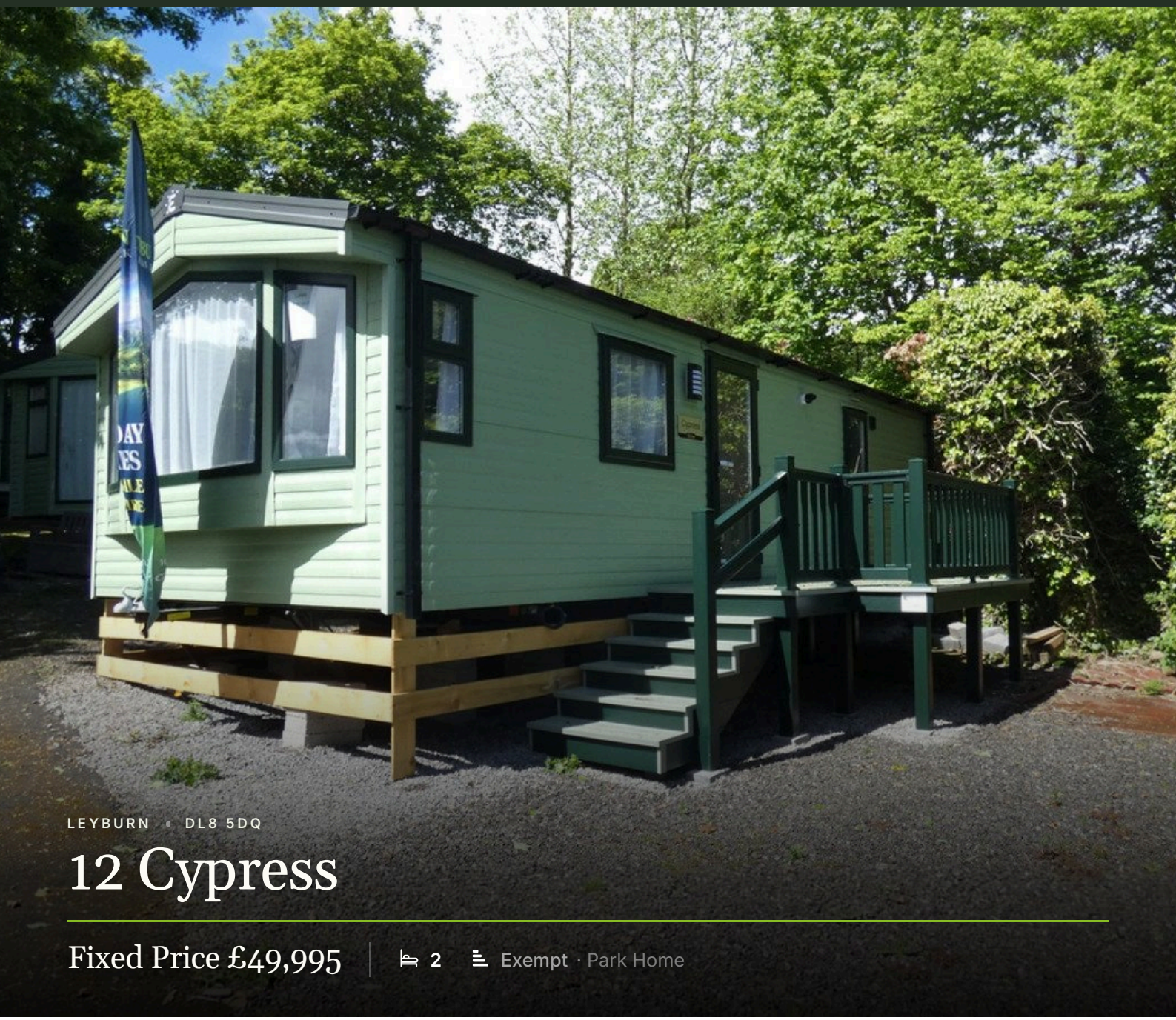
J.R. HOPPER & Co. Est. 1886



LEYBURN • DL8 5DQ

12 Cypress

Fixed Price £49,995 | 2 | Exempt · Park Home

AT A GLANCE

- Unique Holiday Park In Popular Town
- Private Sought After Location
- Site Fees Included Until 25th January 2027
- Open Plan Living/Kitchen Area
- 2 Bedrooms
- Fully Serviced Pitch
- Double Glazing & Central Heating
- Site Fees Apply
- 10.5 Months Occupancy

LEYBURN 01969 622936 | HAWES 01969 667744 | SETTLE 01729 825311 | KIRKBY STEPHEN 01768 258002

Central Chambers, Market Place, Leyburn, DL8 5BD · enquiries@jrhopper.com · www.jrhopper.com

THE PROPERTY

Unique Holiday Park In Popular Town

Beautiful 2 Bedroom Double Glazed & Centrally Heated Caravan – Ready to Enjoy

The stunning Cypress 12 2026 offers the perfect combination of comfort, style, and practicality, making it an ideal holiday home for couples or families. Finished with a stylish wood grain aluminium exterior, painted chassis, and attractive pan tiled roof, this caravan has a modern and high-quality appearance both inside and out.

Inside, the spacious layout is enhanced by vaulted ceilings throughout, creating a bright and airy feel. The comfortable lounge area features an electric fire and a metal action fold-out bed built into the seating, providing additional sleeping space when needed. The caravan is fitted with white UPVC double glazed windows, net curtains throughout, and full central heating to ensure year-round comfort.

The modern kitchen comes complete with an integrated cooker and an externally vented cooker hood, while the bathroom benefits from a shower with thermostatic mixer, dual flush WC, and extractor fan. USB sockets are conveniently fitted in both the lounge and bedrooms, and for added peace of mind the caravan includes smoke alarms and carbon monoxide detectors.

This caravan comes fully equipped with decking and steps included in the price, along with delivery and connection fees. Also included are a TV aerial, customised steps, bulk connection, and all relevant safety checks. The fully serviced pitch also includes its own parking bay, allowing you to move straight in and start enjoying your new holiday home immediately. Owners are permitted to hire their own units out for up to 6 weeks of the season.

As an added bonus, SITE FEES ARE INCLUDED UNTIL 5th JANUARY 2027, making this an even more attractive opportunity.

> *Private Sought After Location*

J.R. Hopper & Co. is a trading name for J.R. Hopper & Co. (Property Services) Limited Registered: England No. 3438347.
Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L.B. Carlisle, E.J. Carlisle.

GALLERY

Every room, inside and out















REQUEST THE VIDEO VIEWING

Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through 12 Cypress properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE
VIDEO VIEWING

Produced 21 September 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

THE ACCOMMODATION

A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

01 ACCOMMODATION

Kitchen Area

Laminate wooden style flooring. Gas oven with hob. Range of wall and base units. Stainless steel sink and drainer. Window to side.

Living Room

South facing. Fitted carpet. Electric fire. L shaped sofa. Windows to both sides. Large window to front with lovely views to Penhill.

Bedroom 1

Double bedroom. Fitted carpet. Radiator. Built in wardrobe and cupboards. Window to side.

Bedroom 2

Twin room. Cupboard and built in storage. Window to side.

Bathroom

Laminate wood style flooring. Radiator. Extractor fan. Cupboard with mirror. Walk in shower. WC. Washbasin. Frosted window to side.

02 OUTSIDE

Decking

Decking area providing a nice place to sit out in the sun.

Parking

Gravelled driveway with space to park 1 vehicle.

AGENTS NOTES

This seasons fees are £4400.00 payable 1/3/26 these are included in the sale price, but will become due again 1/3/27. Included in the fees are water rates, waste disposal non domestic rates. What's not included are; electricity and gas is billed quarterly, insurance - customers chosen supplier.

"

Site Fees Included Until 25th January 2027

Produced 21 September 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.