

# MARSH & MARSH PROPERTIES

21 Upper Abbots Royd, Scammonden Road, Barkisland, HX4 0DE

£95,000



**\*\*ATTENTION TO ALL OVER 55'S LOOKING TO DOWNSIZE – DO NOT OVERLOOK THIS OPPORTUNITY\*\*** Situated in this much sought after and peaceful location is this modern, two bedroom detached park home which is simply perfect for anyone downsizing or for your retirement home. A viewing is strongly advised to appreciate the property itself, but also the surrounding countryside and views. Finished off to a high standard and spec with a new, stylish fitted kitchen in 2021 and a new shower room in 2023, comprises of an entrance porch, lounge, dining kitchen, two bedrooms and a shower room. Externally you will find decking areas with excellent views, a lawn garden, and a driveway.

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## ENTRANCE PORCH

UPVC construction with a radiator and UPVC doors to each decking area to both sides of the park home.

## LIVING ROOM 3.6 x 3.6m (11'9 x 11'9)



A spacious lounge with an abundance of natural light which comes from triple aspect, five UPVC windows and UPVC French doors. There are three radiators and an open archway to the dining kitchen.

## DINING KITCHEN 3.0 x 3.6m (9'10 x 11'9)



This is a stylish kitchen which was installed recently in 2021. Boasting a wide range of wall and base units with under unit lighting there is a

built-in electric oven, matching micro-wave oven and an integrated washing machine. There is a one and a half bowl sink with a chrome mixer tap which is complimented by the stylish splash backs. There is a UPVC window and a UPVC door to the entrance porch.



## INNER HALLWAY

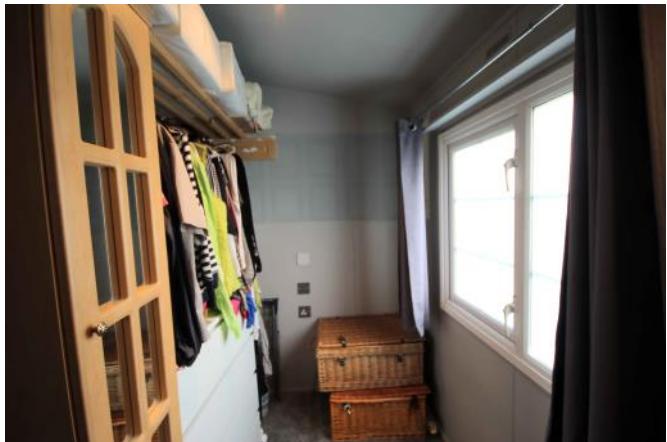
This hallway links the living quarters to the bedrooms and shower room. There is also a radiator and a cupboard which houses the Baxi boiler that was only installed in 2021.

## BEDROOM ONE 3.1 x 3.6m (10'2 x 11'9)



A double room with fitted wardrobes, radiator, and triple aspect UPVC windows.

## **BEDROOM TWO 3.0 x 1.7m (9'10 x 5'6)**



A single room which is currently used as a dressing room. Radiator and a UPVC window.

which take full advantage of the stunning views on show and there is excellent storage space below. There are lawn gardens and a single driveway along with a communal parking area for any visitors.



## **SHOWER ROOM**



Installed in 2023 is this modern three piece suite comprising of a shower cubicle with a handheld and rainfall power shower, vanity sink unit with a chrome mixer tap and a low flush toilet. Completing the room to a high spec are the marble effect wall panels, radiator and a UPVC window.

## **EXTERNAL**

To three sides there is elevated decking areas

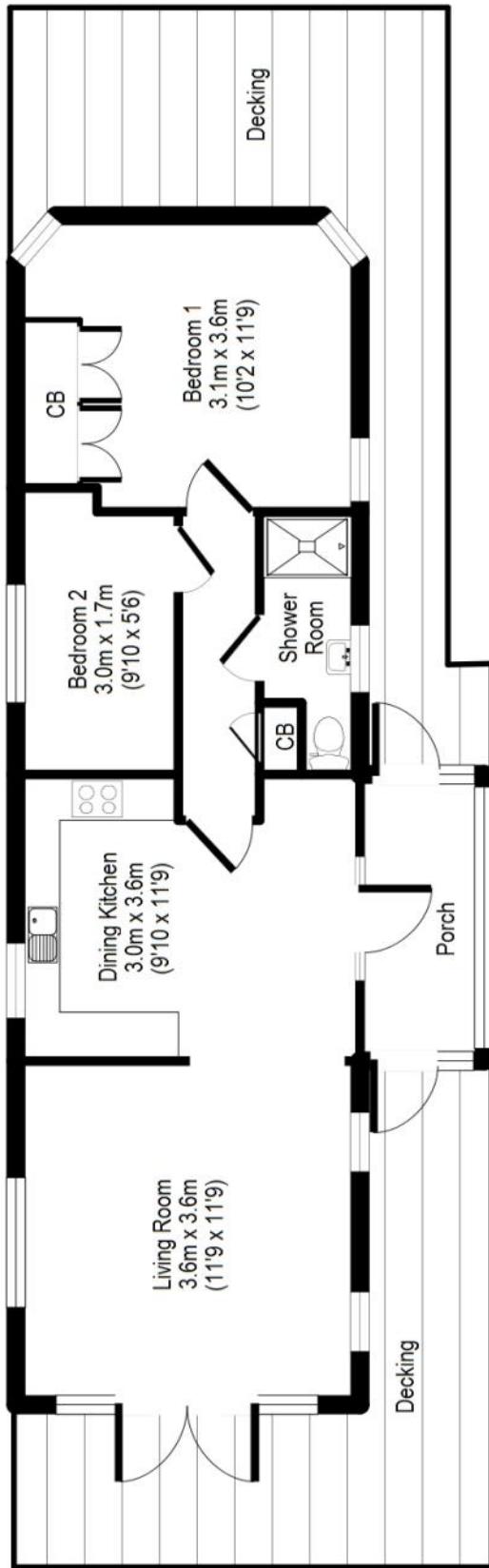


## **GENERAL INFORMATION**

Lodge Make & Model: Willerby Vogue

Ground Rent: £233.00 PCM

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APPROX GROSS INTERNAL FLOOR AREA: 49 sq. m / 522 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.  
 Floor Plan measurements are approximate and are for illustrative purposes only.  
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