



St Helena's Caravan Park, Otley Old Road, Horsforth

Asking Price Of £95,000



St Helenas Caravan Park Otley Old Road Horsforth LS18 5HZ



A SMARTLY PRESENTED AND WELL MAINTAINED TWO BEDROOMED PARK HOME WITH PRIVATE PARKING AND GARDEN, SITUATED ON A PARTICULARLY SOUGHT AFTER SITE, ON THE EDGE OF ATTRACTIVE COUNTRYSIDE

Standing within a well maintained plot, with private parking, this attractive park home offers smartly finished and easily managed accommodation within the popular St Helenas Caravan Park. The accommodation briefly comprises an open plan sitting room and kitchen with modern fitted units and windows to three sides allowing plenty of natural light, two bedrooms and stylish house bathroom. Externally, the property benefits from a decked seating area to the front and side with low maintenance gravelled garden surrounding, ideal for displaying pots and ornaments.



The accommodation with LP GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

ENTRANCE HALL A welcoming entrance hall leading to all rooms, with a useful full height store cupboard.

OPEN PLAN SITTING ROOM AND KITCHEN 17' 5" x 12' 7" (5.31m x 3.84m) A light and bright sitting room with bay window to the side and French doors to the decking and garden beyond.

Modern fitted kitchen with base and wall units, tiled flooring, one and a half bowl ceramic sink with mixer tap, gas hob and electric oven, integrated fridge freezer and plumbing for a washing machine. Full height cupboard housing the recently installed central heating boiler.

BATHROOM A smart house bathroom with P shaped bath with shower over, vanity unit housing the wash basin and low suite wc. Tiled walls and flooring and window to the rear.

BEDROOM TWO 8' 9" x 6' 6" (2.67m x 1.98m) With window to the rear.

BEDROOM ONE 12' 7" x 8' (3.84m x 2.44m) A good sized double bedroom with window to the front overlooking the garden.

OUTSIDE The park home stands within a lovely neatly kept low maintenance garden, with generous decked seating, gravelled areas and hedge border. To the rear of the property is private off road parking for two cars.

PLEASE NOTE The building is for sale and sits on a residential plot (12 months residency), which is subject to a monthly ground rent/pitch fee of £165.99. The price increases in line with RPI each year. This includes maintenance of communal areas of the Park including safety barriers and woodland maintenance. The property is serviced by mains electrics and is billed on a usage basis. Bottle gas (LPG) is purchased by each individual owner and it is used for the central heating system and the gas cooker. Water is metered and charged to each property on a usage basis. We understand that the property cannot be sublet. All of the above are our interpretation of information provided by the vendors and buyers should satisfy themselves prior to any commitment to purchase. The seller is responsible for a transfer fee to the site owners upon the sale of the property at the rate of 10% of the sale price.

COUNCIL TAX Leeds City Council Tax Band A. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

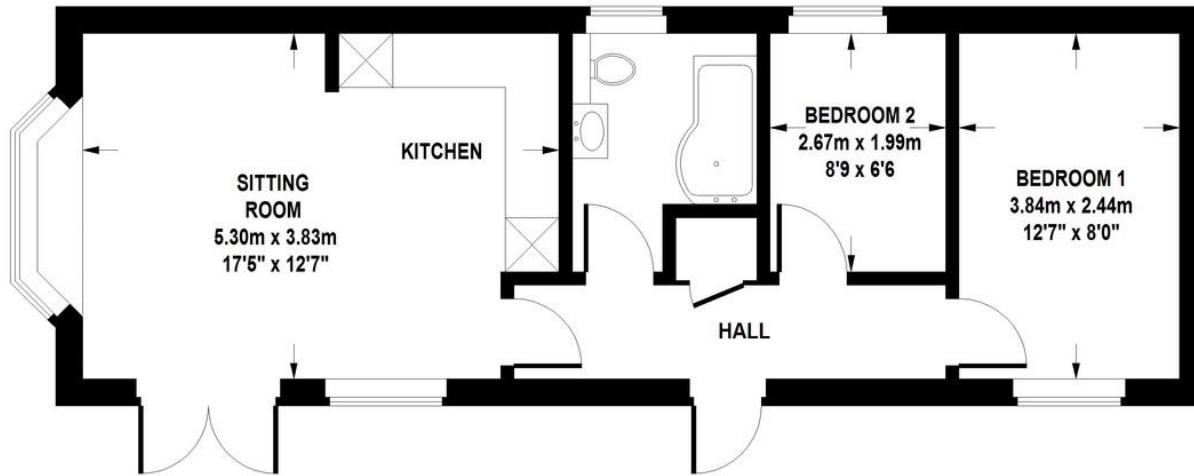
GENERAL The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

VIEWINGS We would be delighted to arrange a viewing for you on this property. To view, please contact Dale Eddison's Otley office on (01943) 465465, e-mail us otley@daleeddison.co.uk or call in to our office at 52-54 Kirkgate, Otley LS21 3HJ,

Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We politely request that all viewers wear protective gloves and a face mask or form of face covering.

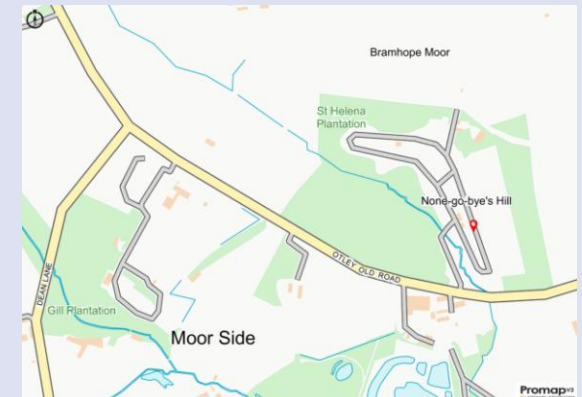
MONEY LAUNDERING REGULATIONS To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale.





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This plan is for reference only and is in accordance with PMA guidelines.
It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID:687746)



**Dale
Eddison**

OTLEY OFFICE

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.