



8 CLARION FIELD WEST CHEVIN ROAD, MENSTON LS29 6BL

Asking price £85,000

FEATURES

- Well-Proportioned Detached Park Home Situated Between Otley & Menston
- Attractive Site Set On The Doorstep Of Stunning Open Countryside
- Private Residential Site - No Sub Letting / Holiday Lets
- Residents Must Be Aged 50 And Over
- Double Bedroom With Shower Room
- Terrific Outlook To The Front Enjoying Views Across The Valley
- Offered With The Advantage Of Having No Onward Chain
- Spacious Sitting Room & Dining Kitchen
- Council Tax Band A / Ground Rent/Pitch Fee Of £96 per month
- Garden To Both Sides Of The Property



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One Bedroomed Park Home With A Terrific Outlook Across The Wharfe Valley

Situated off West Chevin Road in between Menston & Otley, this well-proportioned detached park home offers a delightful living experience. With one spacious reception room and a comfortable bedroom, this property is perfect for individuals or couples seeking a peaceful retreat. The bathroom is conveniently located, ensuring ease of access.

One of the standout features of this park home is its terrific outlook, providing stunning views across the valley. The attractive site is set on the doorstep of breathtaking open countryside, making it an ideal location for nature lovers and those who enjoy outdoor activities.

Parking is available for one vehicle, adding to the convenience of this lovely home. The property is offered with the advantage of having no onward chain, allowing for a smooth and straightforward purchase process.

It is important to note that this is a private residential site, which means there is no sub-letting or holiday lets permitted, ensuring a tranquil and cohesive community atmosphere.

This park home presents a unique opportunity to enjoy a serene lifestyle in a picturesque setting, making it a must-see for anyone looking to embrace the beauty of the Yorkshire countryside. To arrange a viewing please contact Shankland Barraclough Estate Agents in Otley.

Menston

Situated between Ilkley and Otley, Menston is a thriving and popular village community with a good range of everyday amenities including local shops, post office, doctors surgery and dental surgery, pharmacy, an excellent primary school, sporting facilities, fantastic park and various public houses. The village has its own train station with regular services to the city centres of Leeds and Bradford, making it an ideal base for the city commuter.

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

Side Entrance Area

A useful space for coats and shoes with a fitted cloaks rail, new composite door with side screen and vinyl flooring.

Dining Kitchen 11'11" x 9'5" (3.63m x 2.87m)

With a range of base and wall units incorporating cupboards, drawers and coordinating work surfaces with upstands. Inset stainless steel sink unit with mixer tap, integrated electric oven with a four ring gas hob, space for a freestanding fridge/freezer and plumbing for an automatic washing machine. Wall mounted gas fired central heating boiler, space for a breakfast table, pantry cupboard, vinyl flooring, radiator and window to the side elevation.

Sitting Room 12'7" x 11'5" (3.84m x 3.48m)

A good sized reception room benefitting from a dual aspect with window to the side and attractive bay window to the front elevation enjoying a superb view across the valley. Glazed entrance door, radiator and ceiling cornice.

Bedroom 12'7" x 8'10" (3.84m x 2.69m)

Double bedroom with radiator, and windows to the side and rear elevation.

Shower Room

With a white three piece suite comprising a shower stall, low suite w.c and wash basin with cupboards under. Mermaid boarding to walls, vinyl flooring and window to the side elevation.

Outside

Set on an easy to manage plot with terrific views to the front with lawned and flagged areas and private off road parking.

Please Note

The building is for sale and sits on a residential plot, which is subject to a monthly ground rent/pitch fee of £96. The price is reviewed in line with RPI each year. This includes maintenance of communal areas of the Park including the private road and park boundaries. 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



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

metered and charged to each property on a usage basis. We understand that the property cannot be sublet and the site is for those aged 50 and over only. We have also been informed that only pet is permitted. 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. Please note, these properties are not suitable for residential mortgages. The Site Owner is Clarion Field Mobile Home Park Limited, Registered Company No. 11705348.

Council Tax Leeds

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.

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 31 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk>

Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us info@shanklandbarraclough.co.uk or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

Opening Hours

Monday to Friday 9am - 5.30pm
Saturdays 9am - 4pm



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Offer Acceptance & AML Regulations

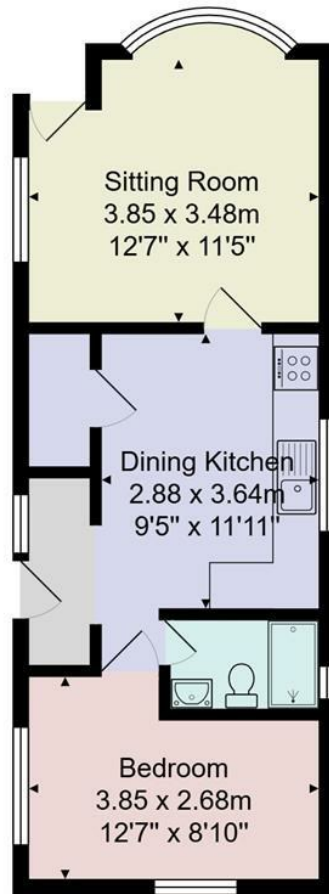
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

General

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. 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.



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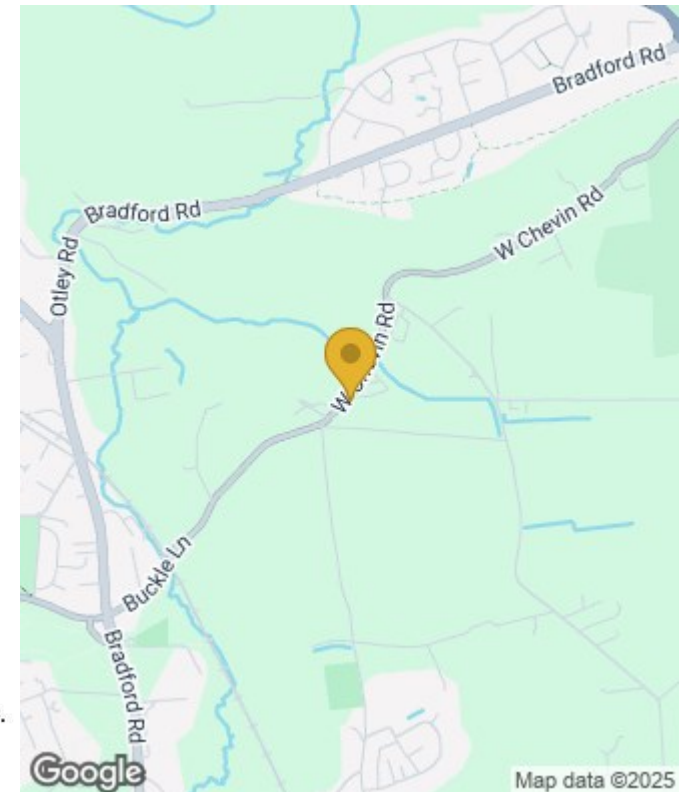
Total Area: 41.9 m² ... 451 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



T: Call us on 01943 889010

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