



Wittsend Caravan Site Almholme Lane, Arksey Doncaster

welcome to

Wittsend Caravan Site Almholme Lane, Arksey Doncaster

GUIDE PRICE £60,000-£70,000. This one bedroom detached park home is situated on this secure highly popular complex with allocated generous gardens. The home is available with no onward chain and benefits from a veranda, balcony and outbuildings/workshops.



Entrance

A side facing entrance with laminate flooring, a central heating radiator and a side facing double glazed window.

Kitchen

8' 2" x 7' (2.49m x 2.13m)

With a side facing double glazed window. The kitchen has a four ring gas hob with cooker hood above, an electric oven and grill, plumbing for a washing machine and space for a fridge and freezer. There is a wall-mounted boiler and a sink and drainer.

Lounge

11' 7" x 9' 8" (3.53m x 2.95m)

With a front facing double glazed window, two side facing double glazed windows and a central heating radiator.

Bedroom

9' 6" x 9' 1" Max (2.90m x 2.77m Max)

With a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a low flush WC, a wash hand basin on a vanity unit and a P-shaped bath with an electric shower over. There is tiling to the walls, a central heating radiator and a side facing double glazed window.

Outside

Situated with steps up to a balcony and veranda. There is a decked area for outdoor dining and entertaining. The home has an allocated garden which is mainly laid to lawn with further areas including an orchard style section with a variety of fruit trees and two outbuildings. There is a paved area and bar area ideal for outdoor entertaining.

Outbuilding / Workshop

9' 6" x 8' 8" (2.90m x 2.64m)

There is tiled flooring.

Outbuilding / Workshop 2

5' x 8' 10" (1.52m x 2.69m)

There is plumbing for a washing machine, space for a dryer and fridgefreezer. There is tiled flooring and a side door.

Additional Information

The vendor has made us aware that there is a weekly ground rent of £25.33. The home is supplied by bottled gas by the site. There is communal parking by the site entrance on a first come first serve basis.

Agent's Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner – when buying a home.). Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Guidance can be sought from Park homes - GOV.UK (www.gov.uk)



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Wittsend Caravan Site Almholme Lane, Arksey Doncaster

- GUIDE PRICE £60,000-£70,000
- ONE BEDROOM DETACHED PARK HOME
- SECURE GATED COMPLEX
- GENEROUS GARDEN WITH LAWN GARDENS, BAR,
AND ORCHARD AREA
- BALCONY AND VERANDA

Tenure: EPC Rating: Exempt

Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

guide price

£60,000-£70,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR125071 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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