



Clarion Field West Chevin Road, Menston Ilkley LS29 6BL

welcome to

Clarion Field West Chevin Road, Menston Ilkley

Nestled in an elevated position with stunning panoramic countryside views, this beautifully presented one double bedroom park home offers modern amenities including a contemporary kitchen and bathroom. Enjoy outdoor living with a veranda and decked seating area, Exclusively for the over 45's.



Tenure

Virtual Freehold: Virtual Freehold means that when buying a park home, you purchase the physical property outright and lease the land it sits on in perpetuity, for the entirety of the time the home is sited. These properties are not mortgageable. Please consult a solicitor for further information.

Lounge

13' 9" Max x 11' 3" Max (4.19m Max x 3.43m Max)

A bright and airy room having an electric fireplace and dual aspect windows boasting stunning uninterrupted countryside views and allowing a good amount of natural light to flow through.

Kitchen

A modern kitchen offering a good range of wall and base units with white gloss doors, complimenting work surfaces incorporating a sink and drainer. There are spaces for all appliances and a useful storage cupboard. Dual aspect windows keep the room bright and airy.

Dining Room

10' 1" Max x 8' 7" Max (3.07m Max x 2.62m Max)

A versatile space with two storage cupboards, access to the bathroom, a fully glazed window and door leading out to the decked area.

Bedroom

13' 8" Max x 6' 11" Max (4.17m Max x 2.11m Max)

A double bedroom with space for free standing furniture.

Shower Room

A modern shower room with tiling to splash areas and fitted with a three piece suite comprising of a shower cubicle, wc and wash hand basin with storage below.

Outside

To the front of the property there is a veranda boasting breathtaking panoramic countryside views and benefiting from a parking space. To the side is a fabulous decked seating area which boasts those

amazing views and is perfect for entertaining and al-fresco dining in the warmer months.

Agents 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)

Ground Rent

£1059.48 Annually



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Clarion Field West Chevin Road, Menston Ilkley

- ****CASH BUYERS ONLY****
- ****OVER 45'S****
- BREATHTAKING PANORAMIC COUNTRYSIDE VIEWS
- BEAUTIFULLY PRESENTED THROUGHOUT
- MODERN KITCHEN & BATHROOM

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.

£99,500



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA107035 - 0002

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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