



Lodge 78, Moor Valley Country Park Mill Lane, Hawksworth, Leeds, LS20 8PQ £80,000

A fabulous TWO DOUBLE BEDROOM LODGE on this prestigious and idyllic development Moor Valley Park in Hawksworth. Generously sized the lodge benefits from good quality fixtures and fittings throughout with modern home comforts and a central heating boiler.



ACCOMMODATION

The open plan living/dining/kitchen area is a delight with an abundance of light flooding space through the numerous windows, skylight and patio doors. The kitchen area is well equipped with integrated appliances which include a washing machine, dishwasher, fridge freezer and gas oven with hob and extractor over. There are two double bedrooms with fitted wardrobes, the larger of the two having a dressing area and en-suite with shower, WC and hand wash basin. There is a further bathroom again with shower, WC and hand wash basin.

EXTERNAL

The lodge sits in a lovely spot with splendid views from the extensive and enclosed decking with the added benefit of a sunken hot tub.

MOOR VALLEY COUNTRY PARK

Moor Valley Country Park is renowned for its peaceful surroundings and well-maintained grounds. Residents benefit from access to the on-site Hudson Arms pub, a friendly and welcoming venue ideal for unwinding after a day of exploring. The park's prime location also provides easy access to numerous golf courses, historic towns, and scenic countryside walks, making it a haven for outdoor enthusiasts.

TENURE, SERVICES & PARKING

Leasehold. Mains electricity, private water supply, private drainage and LPG gas are installed. Domestic heating is from an LPG gas fired boiler. Resident's Parking. We are informed that the annual ground rent and service charge is £4800 with 43 years remaining on the lease. There are no council tax or water bills to pay.

