



## Sandholme Lane Leven, HU17

\*\*\*\*\*STUNNING RESIDENTIAL PARK IN THE HEART OF THE EAST YORKSHIRE COUNTRYSIDE\*\*\*\*\* If you are over 50 and looking for a slower pace of life in a stunning location then look no further. Phase 2 at Sandholme Park has begun and with many five star reviews from the owners of Phase 1 you can move here knowing you are going to love it. With a picturesque location on Leven canal with wildlife and walking on your doorstep, not to mention a village location with ample amenities including pubs, takeaways, a post office and doctors, this development of luxury lodges offers a place to put down roots and relax.....

The show homes are open and ready for your inspection and there are negotiable items such as location, and fixtures and fittings. The lodges are built to the best standards and the park owners are happy to talk through any information you require to make the move.

This park home may be still undergoing external landscaping work and will be fully completed prior to any sale. Book your viewing today to avoid disappointment as these homes are rarely available and always popular. Call us on 01964 533343

EPC Rating- Exempt, Council Tax band - A, Tenure - Freehold.

**£160,000**

## **Sandholme Park**

As the only residential park in East Yorkshire, Sandholme Park offers a unique opportunity for over 50's to live in a close knit, welcoming community, to build lasting friendships and enjoy a quieter, more relaxed pace of life.

Edge of village location with ample amenities and transport links to the wider area.

## **Bespoke Service**

Whilst these homes are for sale already sited, the owners will be happy to work with you on a bespoke service. Choose an alternate plot and work together with manufacturers to design your dream park home. Experience the freedom to design a home that is uniquely yours.

## **Manufacturers**

The owners work with several fantastic manufacturers who offer stunning models and designs.

## **Call Us**

Call us to arrange an appointment to view the properties and talk over your requirements with the park owners.

## **Open Plan Living Area**

### **Living Room**

### **Kitchen Diner**

### **Bedroom 1**

### **Bedroom 2**

### **Shower Room**

### **Outside**

## **About Us**

Now well established, our sales team at HPS Estate Agents are passionate about property and are dedicated to bringing you the best customer service we can.

Successfully selling both residential and commercial property locally, our job isn't done until you close the door on your new home. Why not give us a call and try for yourselves - you have nothing to lose and everything to gain.

## **Disclaimer**

### **Laser Tape Clause**

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Disclaimer - These particulars are produced in good faith, are set out as a

general guide only and do not constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of HPS Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

## **Valuations**

If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- **Stunning Residential Park**
- **Village location with ample amenities**
- **Luxury lodge**
- **Negotiable items such as location and fixtures and fittings.**
- **Picturesque location on Leven canal**
- **Viewing is a MUST!**







Floor Plan

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC