

6 Manor Park Manor Drive,  
Flockton WF4 4AW

OFFERS AROUND  
£120,000



**\*\*NO ONWARD CHAIN\*\* THIS WELL PRESENTED PREOWNED PARK HOME IS READY TO MOVE INTO AND SITUATED ON A PARK HOME SITE FOR OVER FIFTIES IN THE RURAL VILLAGE OF FLOCKTON.**

**COUNCIL TAX BAND A**

**PAISLEY**  
PROPERTIES

## SUMMARY

### Beautiful Pre-Owned Residential Park Home

(Exclusive to Over 50s)

Discover the perfect blend of comfort, convenience, and community in this charming residential park home, set within a peaceful retirement estate of just 18 homes in the semi-rural village of Flockton. This is the only property available here, making it a rare opportunity!

#### Property Features:

- 1 spacious master bedroom + 1 single bedroom (ideal for guests or hobbies)
- Light and airy open-plan lounge with electric fire for relaxed living
- Modern kitchen with gas hob, electric oven, built-in microwave & fridge/freezer and space for a dining table
- Bathroom with shower, vanity hand wash basin & WC
- Private garden – perfect for pottering or enjoying the sunshine
- Dedicated parking space
- Connected to mains electricity and mains gas – buyer free to choose their own suppliers

#### The Lifestyle:

- Tranquil setting in a friendly, welcoming retirement community
- Low-maintenance living – giving you more time to enjoy life
- Safe and quiet environment, tailored for the over-50s

#### Costs:

- Price: £120,000
- Pitch fee: £195 pcm
- Council tax: Band A (affordable running costs)

This lovely home offers security, peace of mind, and a wonderful place to enjoy your retirement years. With such limited availability in this sought-after estate, it won't be on the market for long!

Arrange a viewing today and take the first step toward your new lifestyle.

Please note the price quoted is for the home only and Paisley Properties have not seen sight of a completed sight/pitch agreement and we advise you take legal advice regarding this. We have also not been able to advertise the property online without stipulating whether it is Freehold or Leasehold and in this case the home is neither. The agreement falls under The Mobile Homes Act 1983 and Manor Park holds a residential park licence.

### **DINING KITCHEN 11'9" apx x 8'3" max**

You enter the property through a part glazed door into the dining kitchen which is fitted with a range of wood effect base and wall units with laminate worktops, tiled splashbacks and an oval single bowl stainless steel sink and drainer with mixer tap over, this lovely dining kitchen has plenty of space to prepare food and also room for a dining table. There are integrated appliances including a microwave, fridge, small freezer, gas hob and electric oven. There are spotlights to the ceiling and a pendant light over the dining space. The dining area opens to the lounge and a door leads to the hallway.



### **LOUNGE 11'1" apx x 11'9" max**

Light and airy courtesy of glazing to all sides, this lovely lounge space has an electric fire as a focal point, carpet underfoot and a ceiling fan to the ceiling. Openings lead into the dining kitchen.



### **HALLWAY**

The hallway connects the living areas with the bedrooms and has doors leading to the two bedrooms, house bathroom and dining kitchen.

### **BEDROOM ONE 11'9" apx x 10'7" apx**

This fabulous master bedroom is fully fitted with a range of wood effect bedroom furniture incorporating wardrobes with drawers and mood lighting. A window allows natural light to enter. To one corner sits a utility cupboard which has space and plumbing for a washing machine and shelving for storage. A door leads to the hallway.



### **BEDROOM TWO 8'4" apx x 5'6" max**

This single bedroom has a side facing window allowing natural light to enter and is once again fitted with a range of wood effect bedroom furniture. There is carpet underfoot and a door leading to the hallway.



### **SHOWER ROOM 7'8" apx x 3'5" max**

This modern shower room is well appointed with a low level WC, step in shower enclosure with a thermostatic mixer shower and a vanity unit incorporating storage with a hand wash basin with mixer tap. There is wood effect vinyl flooring underfoot and a mirror with a striplight over the basin. An obscure window allows natural light to enter and a door leads to the hallway.



### **EXTERIOR**

The property sits on a low maintenance plot which is mainly laid to gravel with a garden area to one corner.

### **VIEWS / PARKLAND**



The park adjoins a beautiful park area which has a large duck pond and space for walking.

**AGENTS NOTES:**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

**PAISLEY PROPERTIES**

Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

**PAISLEY MORTGAGES**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / [mandy@paisleymortgages.co.uk](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

**PAISLEY SURVEYORS**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 |           |

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

Skelmanthorpe Office:  
17 Commercial Road,  
Skelmanthorpe, HD8 9DA  
t: 01484 443893

Almondbury Office:  
75-77 Northgate,  
Almondbury, HD5 8RX  
t: 01484 443922

Mapplewell Office:  
4 Blacker Road,  
Mapplewell, S75 6BW  
t: 01226 395404

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