

FOR SALE



Ashtree Way, Oakland Hill Park Home Estate

2 Bedrooms, 1 Bathroom, Mobile Home

Asking Price Of £130,000





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- 2 DOUBLE BEDROOMS
- LUXURY STATLEY PARK HOME
- ENVIABLE EXTRA LARGE PLOT
- OVER 50'S ONLY
- COMBINATION BOILER

Martin & Co - Wakefield are delighted to offer to the market The Stately Albion, a beautifully presented 2 double bed roomed detached Park Home situated on an enviable extra large plot on the much sought after Oakland Hill Park near Ferrybridge, Knottingley. Being for the over 50's. We strongly recommend an early inspection to avoid disappointment. Don't delay, book your viewing today!

ENTRANCE HALL PVCu Obscure double glazed Entrance door and twin matching side panels. Central heating radiator. Wood effect Lino flooring. Thermostat controls. Coving. Useful storage cupboard off. Airing cupboard off housing a radiator. Doors leading to two double bedrooms and bathroom/wc. Archway leading through to breakfast kitchen. Positioned to the side.

BREAKFAST KITCHEN 13' 6" x 7' 5" (4.11m x 2.26m) Having an ample range of Quality fitted white high gloss wall, base units and drawers with contrasting work surfaces and matching fitted breakfast bar. Inset one and a half bowl single drainer sink unit and mixer tap. Newly fitted 4 ring Gas hob with extra over and a newly fitted built under Electric oven. Two glazed display wall units. Concealed in one of the wall units is the Gas Combination Boiler. Integrated Fridge and Freezer. Part complimentary tiling to work surfaces. Coving and down lights to ceiling. Wood effect Lino flooring. PVCu double glazed window. PVCu double glazed single sliding Patio Doors opening to the side elevation. Space for a small table and chairs. Opening through to the lounge. Positioned to the side.

LOUNGE 13' 4" x 11' 8" (4.06m x 3.56m) Electric pebble effect fire inset to a feature fire surround with compound marble back and hearth. TV point. Two central heating radiators. Fully carpeted. PVCu double glazed bow window with deep display sill to front and side elevations. Coving and down lights to ceiling.





Positioned to the front.

BEDROOM ONE 11' 6" x 8' 1" (3.51m x 2.46m) into bedhead Ample range of fitted wardrobes with part mirror fronted doors, matching bedside drawer packs with corner shelving into bed head recess. Storage cupboards over bed head. Dressing table unit with two Drawer packs under. Central heating radiator. Fully carpeted. Coving and down lights to ceiling. PVCu double glazed window with deep display sill to the side. TV point. Positioned to the rear.

BEDROOM TWO 8' 6" into doorway x 7' 8" (2.59m x 2.34m) A double bedroom with a double built in wardrobe with part mirror fronted doors. Matching bedside drawer pack. Central heating radiator. Fully carpeted. Coving and down lights to ceiling. Access point to roof space. PVCu double glazed window. Positioned to the side.

BATHROOM/WC 8' 6" x 5' 6" (2.59m x 1.68m) A combined three piece white suite comprising of a

rectangular panelled bath with hand held telephone style mixer shower from the taps. Vanity sink unit with low level storage and vanity mirror above. Low flush WC. Tall boy storage cupboard. Central heating radiator. Half tiled to walls. Extractor. Coving to ceiling. Wood effect Lino flooring. PVCu double glazed obscure window. Positioned to the side.

OUTSIDE The Park Home sits on an enviable extra large plot being of low maintenance. Extensive block paved patio with four paved steps leading up to both the Main entrance door and the Patio Doors. Paved patio to the rear. Block paved parking to the front and an further long paved driveway to the other side leading down to a detached concrete sectional shed having an extra wide PVCu front door. Outside tap and external access to gas and electric meters. PVCu facias, soffits, guttering and down pipes. A full set of Park Rules are available on request. Domestic Dogs/Cats are permitted. Ground rent/Pitch fee is £280 per month.

ADDITIONAL INFORMATION These particulars, whilst

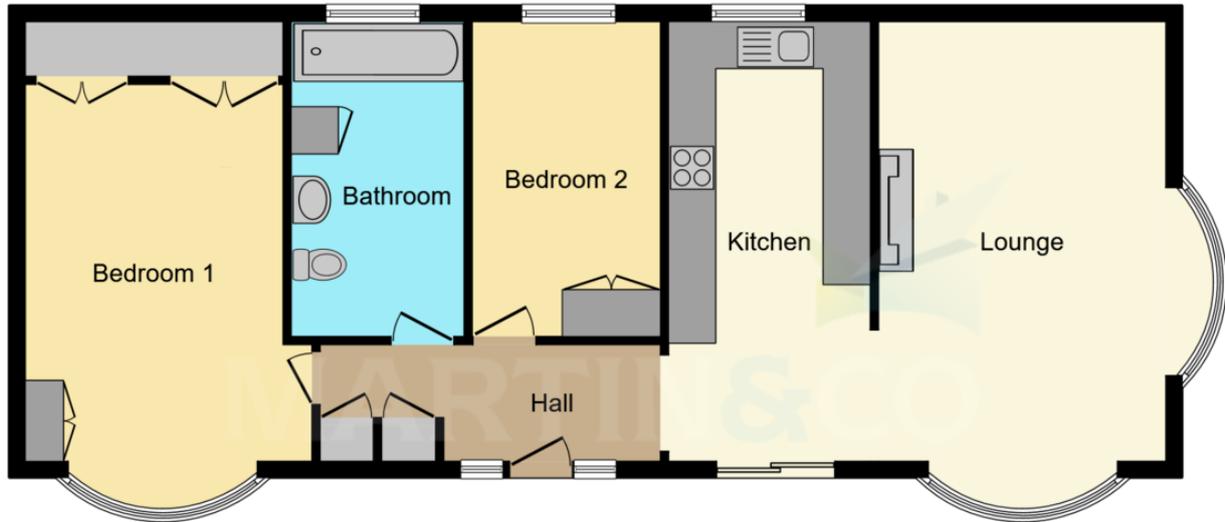


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Floor Plan

Floor area 84.4 m² (909 sq.ft.)

TOTAL: 84.4 m² (909 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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