Ornella's Estates

PROUDLY INDEPENDENT



34 Moor Valley Park Mill Lane

Hawksworth, Leeds, LS20 8PQ

Price £60,000

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INTROUCTION

A Lifestyle to Fall in Love With – Your Own Little Piece of Paradise near the Picturesque Village of Hawksworth

Imagine waking up in a beautiful, peaceful setting, surrounded by a wonderful community, friendly faces and the simple pleasures of life. Welcome to this stunning, detached Park Home near the charming village of Hawksworth — a truly special place where tranquility, comfort and a fabulous lifestyle come together. Great place for people with pets.

Set within an idyllic park with its very own on-site pub, this is so much more than just a home. It's a lifestyle. A place to unwind, enjoy life at a gentler pace and make the most of every precious moment.

As you drive through the picturesque village of Hawksworth, you immediately sense the warmth and pride of a community where people genuinely care. That same wonderful spirit continues throughout the park itself, where friendly, considerate residents are always on hand with a smile, a helping hand or a welcoming chat. It's this rare sense of belonging that makes living here so special.

Step inside this beautiful home and you're greeted by a wonderfully homely atmosphere, complemented by modern, open-plan living that feels both stylish and inviting. Thoughtfully arranged to make the most of the space, it offers the perfect setting for relaxed everyday living, cosy evenings in and memorable moments with family and friends.

The property boasts two generously sized bedrooms, including a lovely principal bedroom with a walk-in closet and en-suite WC, alongside a beautifully appointed shower room. Every element combines comfort and practicality, creating a home that is as easy to live in as it is delightful to come home to.

And then there's the outside space — an absolute delight!

The sun-drenched, south-facing garden is a real highlight, enjoying sunshine from morning until evening. Imagine lazy summer mornings with a coffee, leisurely afternoons soaking up the sunshine, or balmy evenings spent on the balcony with a chilled glass or two of Prosecco. The balcony provides the perfect spot to sit back and relax, while the spacious garden offers wonderful scope for entertaining loved ones, sharing al fresco meals and creating those special memories that last a lifetime.

Whether you're dreaming of a peaceful holiday retreat, a delightful escape from the hustle and bustle, or a place to embrace a simpler, more fulfilling way of life, this gorgeous Park Home offers a truly inviting opportunity.

Here, life feels a little calmer, the days a little brighter, and the simple things become the most treasured.

Beautiful surroundings. Wonderful neighbours. Sunshine-filled outdoor living. A home with heart.

If you're looking for somewhere that offers peace, community, comfort and a lifestyle to cherish, this could be your very own little slice of paradise.

Come and discover the charm. Come and feel the difference. Come and fall in love.

WHAT OUR VENDORS SAY

After the heartbreak of loosing my beloved husband, I needed a new start. It took me a long time to decide what I wanted and where. A few years past and a lot changed. Not knowing what to do I decided to go for a drive and unexpectedly came across Prestige Holiday Park. I pulled in and went inside the office, where I was greeted with a welcoming smile. I discussed my situation with a complete stranger but she made me feel totally welcome. Although I was unable to see anything then, I made an appointment and came back the following Saturday with my daughter. The first Park Home I saw which had just been delivered I stood in the open plan living space and immediately fell in love. I was shown other Park Homes, but my heart was set on this wonderful home. Within 10 weeks I had sold my house and moved in. It has been my happy place for the past four years and I know who ever decides to purchase my home will be as happy as I have been.

LOCATION

Nestled in the beautiful surroundings of West Yorkshire, Hawksworth Village, Guiseley and Baildon are three truly special places, each offering its own unique charm, character and sense of community. From the picturesque village atmosphere and stunning countryside views of Hawksworth, to the vibrant mix of independent shops, welcoming cafés and local amenities in Guiseley, and the breathtaking scenery and timeless charm of Baildon, these wonderful locations offer the perfect blend of rural beauty and modern living. Rich in history, surrounded by gorgeous landscapes and blessed with fantastic communities, they are places where tradition meets contemporary lifestyle, where neighbours become friends and where there's always something special to discover. A truly fabulous part of Yorkshire to live, work and enjoy life!

HOW TO FIND THE PROPERTY

SAT NAV LS20 8PQ NO.34.

APPROACH

As you drive down the little country roads, you immediately see the kerb appeal of Prestige Holiday Park. Access to the property is on the Hudson's Arms side. There is a security barrier which each resident has a fob for to enter the park. Drive up and turn left into a lovely cul-de-sac position and the property is found on the right hand side, recognized by the composite decking seating area and balcony.

ACCOMMODATION

MODERN OPEN PLAN KITCHEN/DINER/SITTING ROOM

18'6" x 11'10" (5.645 x 3.612)

Immediately as you enter through the Upvc double glazed glass panelled door, the abundance of natural light that comes through all the windows and French doors, makes this home shine. Comprising Upvc double glazed windows and French doors to the front and side elevations, overlooking the gardens and boasting lovely views, Comes fully furnished with beautifully fitted show case glass shelves, couches, coffee table, feature electric fire and surround. TV point, Double radiator Kitchen Area/Dining Area

The kitchen has a wide range of modern wall and base units with laminate worktops. Integral gas cooker and hob with stainless steel extractor fan over. Integral fridge freezer. Double radiator. Inset spotlights.

A home from home. Great for relaxing and a pleasure to come home to.

INNER HALLWAY

Doors leading to:

MASTER BEDROOM

8'10" x 8'0" (2.709 x 2.439)

This is a beautiful double bedroom. Comprising Upvc double glazed window to the rear elevation. Double radiator. Beautifully fitted walk in closet, fitted dressing table, further shelving and side tables. Side light lamps and fitted double bed with under bed storage. Inset spotlights. Door leading to:

ENSUITE W.C.

Comprising Upvc double glazed window to the side elevation. Low level w.c. Wash hand basin. Single radiator. Inset spot lights.

BEDROOM.2.

8'2" x 5'6" (2.511 x 1.679)

Great for when the Grandchildren come round or guests. Comprising Upvc double glazed window to the side elevation. Fitted wardrobe and side cabinet. Built in cupboards and shelves. Radiator. Inset spot lights.

HOUSE SHOWER ROOM

6'10" x 3'5" (2.097 x 1.057)

Comprising Upvc double glazed window to the side elevation. Low level w.c. Built in wash hand basin. Walk in shower cubicle. Inset spotlights, Extractor fan. Radiator. Built in cupboard with mirror.

LEASEHOLD/SERVICE CHARGES

The Mulberry Neo is four years old and has a 25 year guarantee from 2022. The service charges and ground rent are £5,160.00 per annum. Please note that this may increase. However, there is no council tax to pay and no water bills to pay. There is also a business rate charge of £350.00 per annum, Please note that this is a holiday park and you can stay and live on the Park for a maximum of 11 months. Every February the Park is closed for a month, when residents have to vacate. Most people decide to go on holiday,

DECLARATION
DECLARATION OF INTEREST

We hereby confirm and declare that the Park Home currently being offered for sale is owned by a member of staff employed by Ornellas Estates.

This declaration is made to ensure full transparency and to disclose the relationship between the owner of the Park Home and Ornellas Estates in connection with the proposed sale.

All parties involved in the transaction are therefore made aware of this connection.

OUTSIDE

PARKING
There are ample parking spaces outside the property.

GARDENS
The sun-drenched, south-facing garden is a real highlight, enjoying sunshine from morning until evening. Imagine lazy summer mornings with a coffee, leisurely afternoons soaking up the sunshine, or balmy evenings spent on the balcony with a chilled glass or two of Prosecco. The balcony provides the perfect spot to sit back and relax, while the spacious garden offers wonderful scope for entertaining loved ones, sharing al fresco meals and creating those special memories that last a lifetime.

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The current owner had Pro-Deck install the composite decking and balcony around the property.

ESTATE AGENCY SERVICES DECLARATION
Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

PROPERTY OMBUDSMAN
ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

BROCHURE
PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.









Road Map



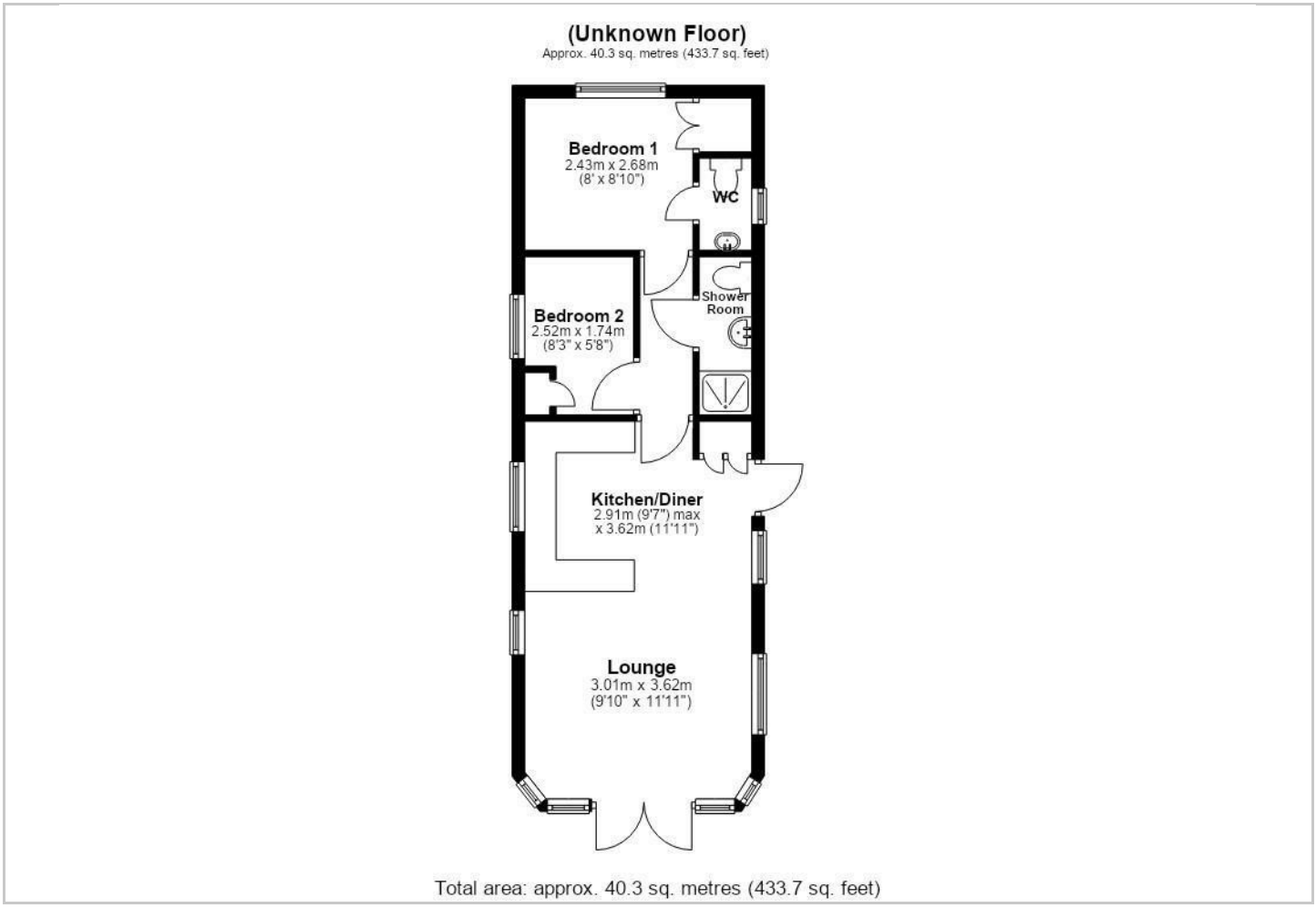
Hybrid Map



Terrain Map



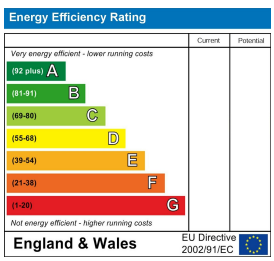
Floor Plan



Viewing

Please contact our Ornella's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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