

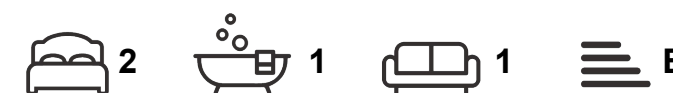


22 ST HELENA'S OTLEY OLD ROAD BRAMHOPE, LS18 5HZ

Asking price £130,000

FEATURES

- Two Bedroom Park Home
- Adjoining Woodland
- Log Burning Stove
- Off Street Parking Available
- Popular Residential 12 Month Site
- South Facing Garden
- Modern Kitchen & Bathroom
- Well Maintained & Presented
- Sought After Location
- Council Tax Band A / Monthly Ground Rent/Pitch Fee of £211



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Smart 2 Bedroom Park Home with South Facing Garden

Nestled in the tranquil woodland setting of St Helenas Caravan Park, this charming park home offers a delightful retreat for those seeking a peaceful lifestyle.

This easily maintained property is ideal for couples or a single person alike, with a cosy sitting room, complete with a log burner that adds warmth and character, perfect for those chilly evenings, smart kitchen, two bedrooms and shower room. The south-facing garden provides a lovely outdoor space, ideal for relaxation in the lovely natural surroundings.

The property also includes a well-appointed bathroom and a convenient parking space for one vehicle, ensuring ease of access. Situated within a popular residential site, this home offers a sense of community while still being close to the amenities of Otley, Guiseley and Leeds.

This park home is a wonderful opportunity for anyone looking to embrace a tranquil lifestyle in a picturesque setting. Don't miss the chance to make this delightful property your own, contact Shankland Barraclough Estate Agents today to book your viewing.

Residential parks are ideal if you're looking for ease of home maintenance, a lovely setting in tranquil surroundings, and a relaxed way of life. St Helena's is a peaceful and quiet residential park. They are pet friendly with amazing wildlife and views and protected under the Mobile Homes Act. There 46 homes, conveniently situated between Leeds and Otley, offer excellent value for money with the convenience of the Bramhope Village just a few minutes away and peacefulness of the countryside. Homes on residential parks tend to be more affordable to buy and maintain than bricks and mortar alternatives such as a bungalow, while at the same time offering high spec, top quality and stylish accommodation. Although often seen as a retirement option, park home living in a private garden village is ideal for any age range looking for an affordable and relaxed lifestyle, especially those that do not have children or whose children have flown the nest. St Helena's Caravan Site is a protected site under The Mobile Homes Act 1983. Please note that the property is not suitable for a residential mortgage.

The Accommodation...

The accommodation with LP GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Entrance Vestibule

Via the outer door leading from the garden, with access to bedrooms, bathroom and kitchen.

Kitchen 12'7" x 8'6" (3.84m x 2.59m)

A smart modern kitchen fitted with a good range of base and wall units, incorporating appliances including an eye level electric oven, gas hob, fridge freezer, dishwasher and washing machine. Windows to the front and rear allowing plenty of natural light.

Sitting Room 12'7" x 10'4" (3.84m x 3.15m)

A wonderful sitting room with French doors to the garden, ideal for opening in the summer months, and a multi-fuel stove to make a cosy space in the colder seasons. Attractive tiled hearth and surround, hard wood flooring, and further window to the side.

Bedroom 9'5" x 5'7" (2.87m x 1.70m)

Returning through the kitchen to the entrance vestibule, we find the smaller of the two bedrooms, with a hard wood floor, window to the rear and comfortably accommodating a single bed.

Bathroom

A well-arranged bathroom with good sized walk-in shower, pedestal wash basin, and low suite wc, along with heated towel rail and tiled walls and flooring - making great use of the space. Window to the rear.

Bedroom 12'7" x 7'11" (3.84m x 2.41m)

A good sized double room with space for wardrobes and drawers, and window to the front overlooking the garden.

Outside

The property stands in a lovely position within St Helenas, with a south facing lawned garden to the front, with paved seating areas to make the most of the sunny position. Raised decking runs alongside the park home providing further seating, and a shed with light and power as well as a wood store provide for practicality. The garden adjoins woodland, making it a wonderfully relaxing spot.

There is private parking available for two cars on the pitch, with visitor parking also available at the entrance to the site.



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Please Note

The Park Home building is for sale and sits on a residential plot (12 months residency) which is subject to a monthly ground rent/pitch fee payment of approximately £211 payable on 1st of each month. The price increases inline with CPI each year. which includes maintenance of communal areas of the Park including safety barriers, the water & sewerage and drainage system and woodland maintenance. The property is serviced by mains electrics and is billed on a usage basis. Bottle gas (LPG) is purchased by each individual owner and it is used for the central heating system and the gas cooker. We understand that the property cannot be sublet. All of the above are our interpretation of information provided by the vendors and buyers should satisfy themselves prior to any commitment to purchase. You cannot raise a residential mortgage against a Park Home. A transfer fee is payable to the site owners upon the sale of the property at the rate of 10% of the sale price.

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk>

Council Tax Leeds

Leeds City Council Tax Band A. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us info@shanklandbarraclough.co.uk or call in to our office at 26 Kirkgate, Otley LS21 3HJ.



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Opening Hours

Monday to Friday 9am - 5.30pm
Saturdays 9am - 4pm

Offer Acceptance & AML Regulations

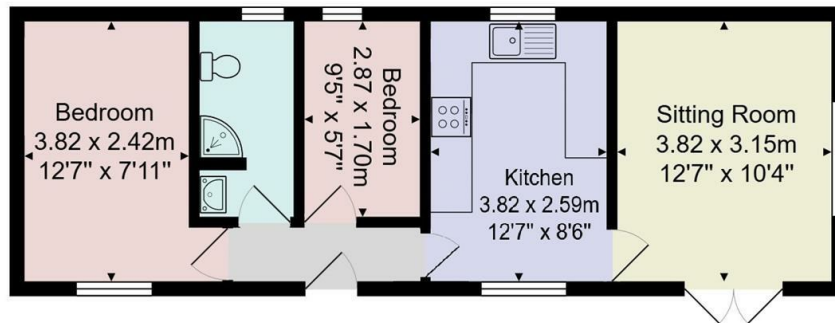
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

Agents' Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.



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Total Area: 45.4 m² ... 489 ft²

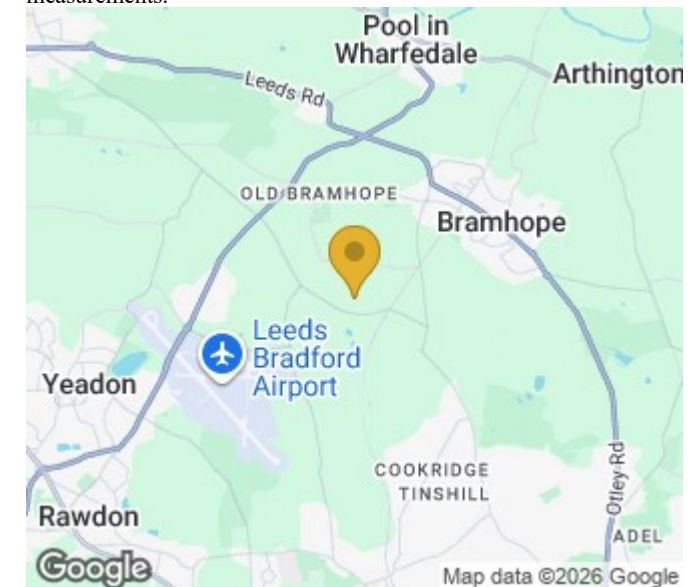
All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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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	45	47
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Call us on 01943 889010
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