





# LODGE 1, WATERSIDE LODGES ELLAND ROAD

## ELLAND, HX5 9AQ

## £395,000

## FREEHOLD

An exceptional four-bedroom, three-bathroom lodge set within a tranquil waterside and woodland setting, offering the rare opportunity to combine an idyllic lifestyle with an impressive investment proposition. With generous three-storey accommodation, a stunning open-plan living space, expansive bi-fold doors, private terraces and a hot tub, Waterside Lodge is perfectly designed for memorable escapes and year-round entertaining. Offered with no onward chain and with projected 2026 holiday-let income of approximately £49,000 per annum, equating to an indicative 10.32% gross yield, this is a truly compelling lifestyle and investment opportunity.

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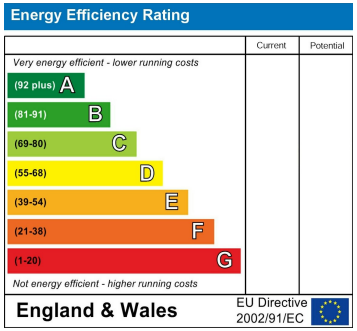


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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