# 9 Manor Park,
# Flockton WF4 4AW

## OFFERS AROUND
## £200,000

















**NO ONWARD CHAIN** **CASH BUYERS ONLY** **EARLY VIEWING ADVISABLE**
THIS IMMACULATELY PRESENTED SUPERIOR TWO BEDROOM LODGE OFFERS SPACIOUS ACCOMMODATION IN AN IDYLLIC SETTING IN THE VILLAGE OF FLOCKTON. IT BOASTS BEAUTIFULLY PRESENTED LOW MAINTENANCE GARDENS, DRIVEWAY PARKING AND A GARAGE WITH HOBBY SPACE.
GROUND RENT APPLIES / COUNCIL TAX A

PAISLEY
PROPERTIES

**ENTRANCE HALLWAY 4'2" apx x 12'5" apx**




You enter the property through a white uPVC door into a welcoming hallway which has carpet underfoot and space to remove and store outdoor clothing on arrival. Doors lead to the two bedrooms, lounge, bathroom and the hallway leads round the corner opening into the dining area.

**LOUNGE 18'5" apx x 10'2" apx**




Simply flooded with natural light from large windows to dual aspects, this gorgeous lounge has oak effect laminate flooring underfoot and modern LED light fittings. A contemporary black glass electric fire creates a lovely feature in the room. There is plenty of space for lounge furniture. A bifold door leads to the kitchen and a door leads to the hallway.

**DINING KITCHEN 18'5" apx x 8'8" apx**




This modern dining kitchen has both a window to the kitchen area and a set of French doors leading out to the garden which fill the space with natural light. The kitchen has gloss grey base and wall units, quartz effect laminate worktops and matching splashbacks and a black granite single bowl sink and drainer with mixer tap. Cooking facilities comprise a five burner gas hob with an externally vented stainless steel extractor fan over and a double electric fan oven. Integrated appliances include a tall fridge freezer, dishwasher, washing machine and wine chiller. Black wood effect vinyl runs underfoot in the kitchen area and there are LED spots to the ceiling illuminating the space beautifully. The dining area allows room for a good sized table with a contemporary light fitting over and carpet underfoot. A bifold door leads from the kitchen area to the lounge and the dining area opens to the entrance hallway.




**BEDROOM ONE 12′4″ apx x 8′11″ apx**




This beautifully presented, tastefully decorated master bedroom has windows to dual aspects and benefits from high specification fitted wardrobes to one wall. There is ample space for further items of bedroom furniture. Carpet runs underfoot. A door leads to the hallway.

**BEDROOM TWO 8′2″ apx x 9′0″ apx**




Located to the rear of the property and flooded with light from a window looking out to the garden, this second double bedroom has built in cupboards and bridging units with under cabinet lighting surrounding the bed space on one wall. Oak effect laminate flooring runs underfoot. A door leads to the hallway.

**HOUSE BATHROOM 7'9" apx x 5'7" apx**

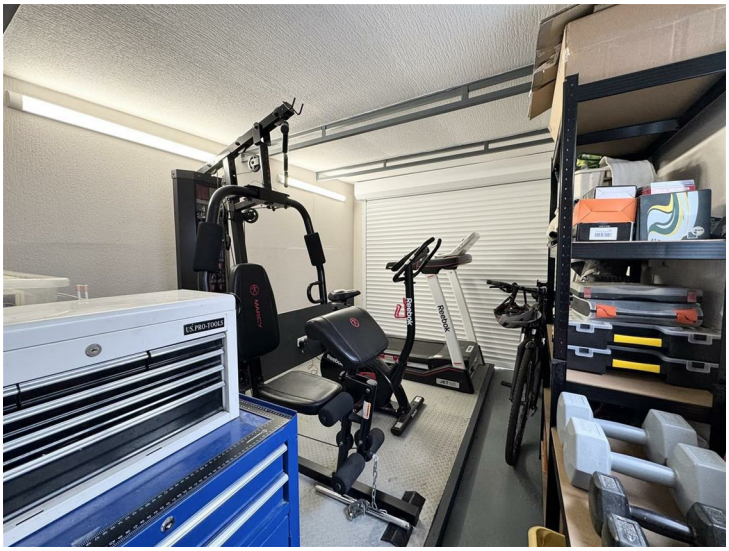






This tranquil bathroom is beautifully presented and fitted with a white gloss vanity suite incorporating a hand wash basin with mixer tap and a concealed cistern WC alongside a fabulous whirlpool bath with a thermostatic mixer shower over and a protective glass screen. Pale grey tiles adorn the walls and grey anti-slip flooring runs underfoot. The ceiling has PVC panelling with a flush light fitting. A chrome heated towel radiator and an illuminated mirror finish off the room. A door leads to the entrance hallway.

**GARAGE / HOBBY SPACE 11'9" apx x 8'9" apx / 6'10" apx x 8'9" apx**

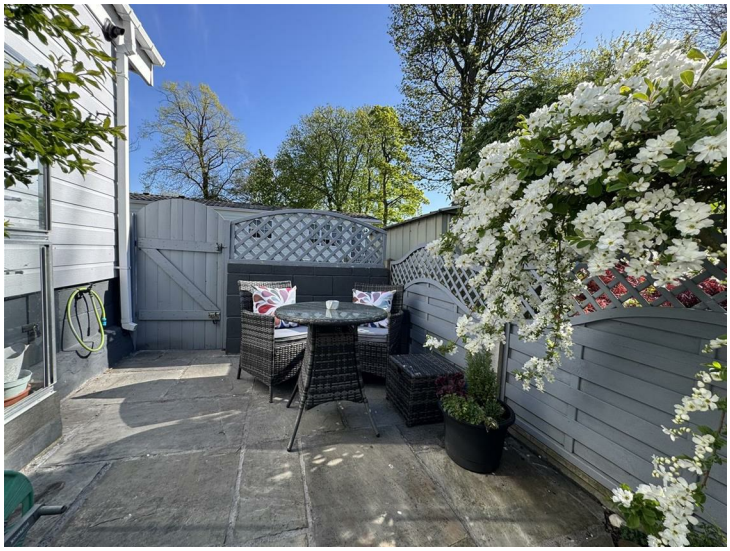




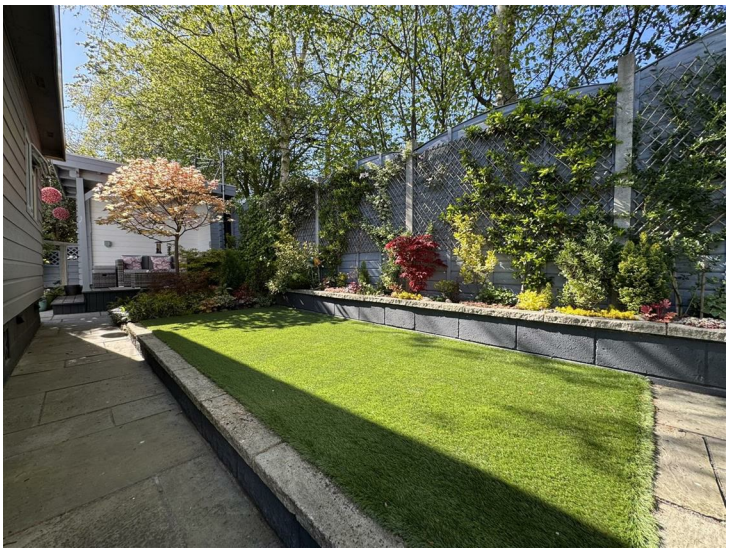
This good sized garage is set up as a gym currently. It has an electric roller shutter door, light and power. An area to the rear has been sectioned off as a hobby space with a laminate worktop and space and venting for a tumble dryer. A side facing door provides access to the garden.

## GARDENS & PARKING





There is parking for two vehicles in front of the garage and space to store bins too. A gate leads through to the garden where steps lead to the front door. The garden wraps around the property and has been cleverly designed to create a perfect haven to relax and enjoy the outdoors. Artificial lawns with planted borders reach round the rear of the property to a Japanese garden with a slate river which sits beside a gorgeous gazebo providing the perfect place to sit and relax whilst appreciating the sound of running water. The garden carries on down the side of the lodge to the patio area which is a great place for alfresco dining being situated just outside the dining kitchen with French doors to the dining area.





## PARKLAND







**MATERIAL INFORMATION**
TENURE:
Other - Lodge is owned outright - Pitch is Leasehold

ADDITIONAL COSTS:
Ground rent (pitch) - £112.37 per month

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band A

PARKING:
Garage / Driveway

RIGHTS AND RESTRICTIONS:
Site restriction : over 50's, age requirements may be flexible.

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have not been any structural alterations to the property
There are no known structural defects to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are planning applications on surrounding properties or land which can be viewed on the local government planning portals.
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to 1000 Mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

**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.

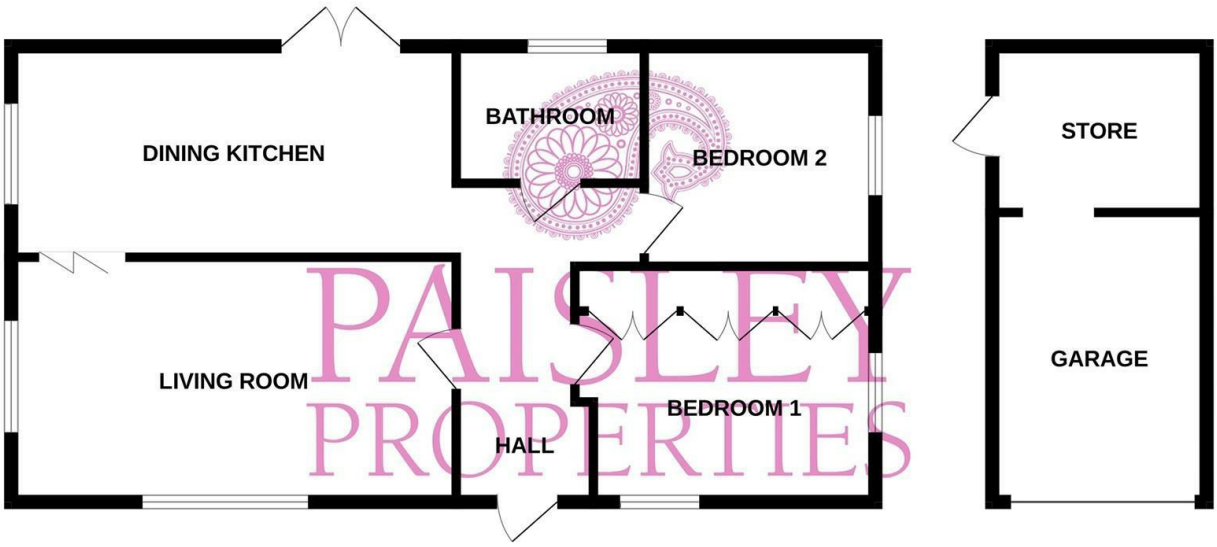
**PAISLEY PROPERTIES**

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 to arrange an appointment.

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




PAISLEY PROPERTIES

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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