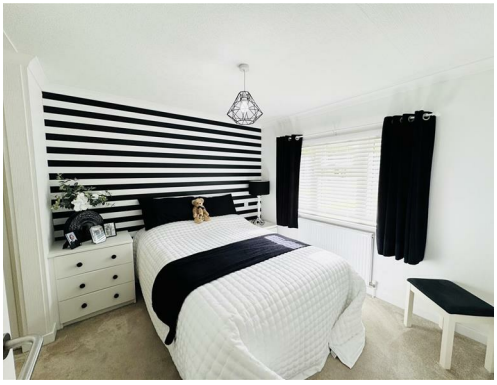
# 17 Earthswood Country Park Bank End Lane,

OFFERS AROUND
**£150,000**















**NO ONWARD CHAIN** THIS BEAUTIFULLY PRESENTED PARK LODGE HOME IS JUST PERFECT FOR A MATURE PERSON LOOKING FOR A QUIET LIFESTYLE IN A GORGEOUS WOODLAND SETTING. THE PROPERTY BOASTS A STUNNING OPEN PLAN LIVING KITCHEN DINER, TWO DOUBLE BEDROOMS AND OFF ROAD PARKING.

FREEHOLD PROPERTY / LEASEHOLD LAND / COUNCIL TAX BAND: A / ENERGY RATING: N/A
MANAGEMENT FEES TBA

PAISLEY
PROPERTIES

## ENTRANCE HALL



You enter the property through a uPVC door into a welcoming entrance hallway. There is space to store coats, shoes and other household items. The entrance hall leads to the open plan living kitchen dining area.

**KITCHEN LIVING DINING 22'8" apx x 18'8" apx**





Flooded with natural light from the triple aspect windows this gorgeous space boasts an open plan spacious lounge, modern kitchen and formal dining area.

Positioned to the rear of the property with an exterior door leading to outside, the kitchen is fitted with modern white base and wall units, wood effect worktops and upstands and a stainless steel sink with mixer tap. Cooking facilities comprise of a gas hob, electric oven and hidden extractor fan. Appliances include integrated washing machine and tall fridge freezer. There is wood effect vinyl flooring underfoot which flows into the dining and living room.

The dining area allows room for a good sized table and leads through to the generous sized lounge which is again flooded with natural light courtesy of three windows that have beautiful views of the countryside, has plenty space for lounge furniture and has carpet underfoot. Doors leads through to the two bedrooms and house shower room.





**HALLWAY**

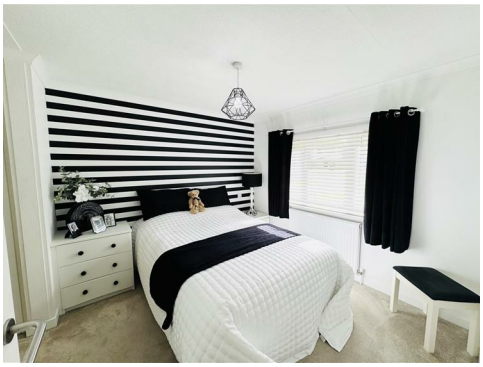


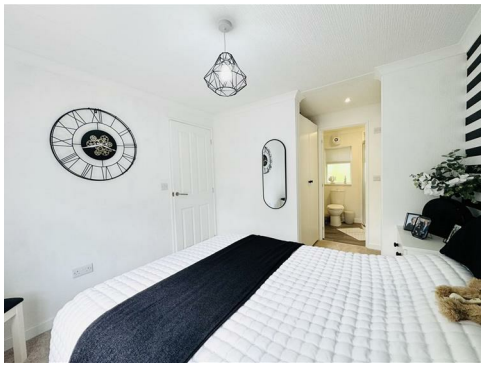

**SHOWER ROOM 6'6" apx x 5'10" apx**




This contemporary shower room is bright and airy courtesy of an obscure window, and is fitted with a three piece white suite comprising of a low level W.C., pedestal wash basin with mixer tap and a double walk in shower. The room is partially tiled with grey tiles and has vinyl flooring underfoot. A door leads into the hallway.

**BEDROOM ONE 9'4" apx x 9'2" apx**





With a front facing window this tastefully decorated, spacious double bedroom has space for freestanding furniture, a fitted bedside table and benefits from a dressing area with built in wardrobes. Doors lead into the en suite shower room and hallway.

## DRESSING AREA



**EN-SUITE 6'6" apx x 5'4" apx**



This fantastic en-suite shower room can be found off the main bedroom, it is fitted with a three piece white suite comprising of a low level W.C., pedestal wash basin with chrome mixer tap and a corner shower. The room is partially tiled with grey tiles and a mirrored wall cabinet provides storage. There is wood effect vinyl flooring underfoot, an obscure window allows natural light to enter and a door leads into the bedroom.

**BEDROOM TWO 9′8″ apx x 9′1″ apx**





This neutrally decorated second double bedroom houses two fitted wardrobes to one wall and has ample space for further freestanding bedroom furniture. A rear facing window offers lovely countryside views. A door leads into the hallway.

**EXTERIOR**

The property sits on a plot which has a shared garden area to the front and off road parking for one vehicle. There are on-site designated visitor parking areas.

**MATERIAL INFORMATION**
TENURE:
Freehold

ADDITIONAL COSTS:
10% is payable to the site owner upon the sale.
Ground rent (pitch) - £259 per month

COUNCIL AND COUNCIL TAX BAND:
Kirklees

PROPERTY CONSTRUCTION:
Park Home

PARKING:
Parking for one vehicle

RIGHTS AND RESTRICTIONS:
Tree Preservation Orders on site.

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.
*Please note we do not check the local planning applications so please do so yourself before proceeding.

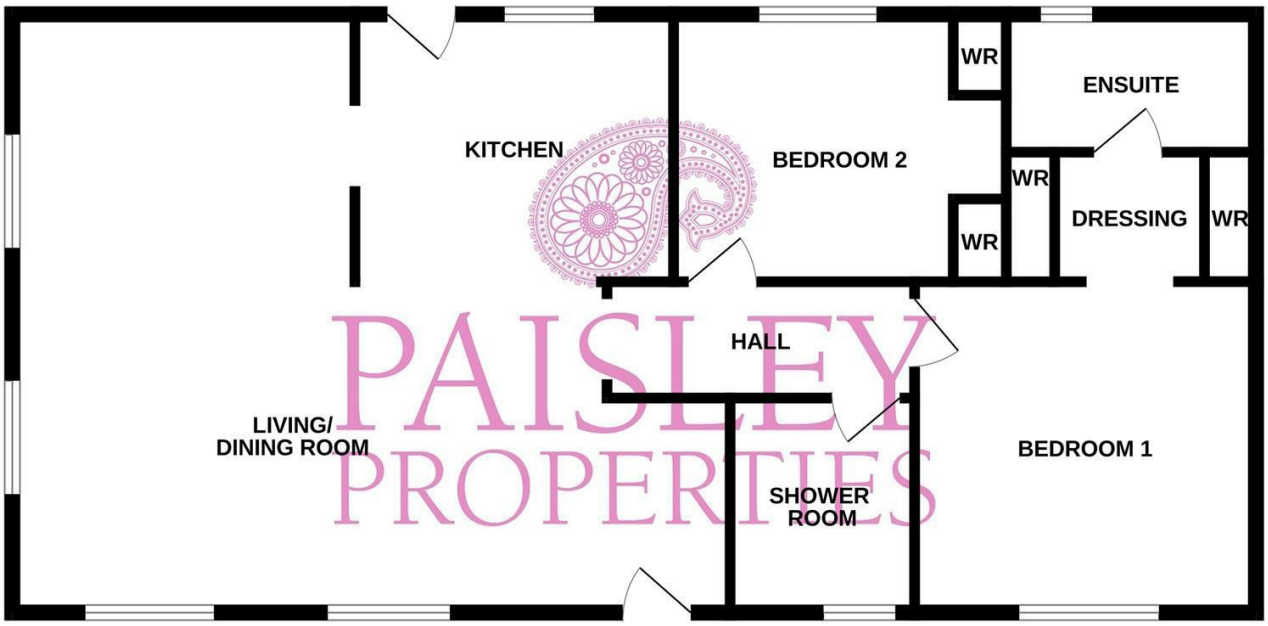
UTILITIES:
Water supply - Mains water
Sewerage - Septic Tank
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to 24Mbpsm.

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

**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.

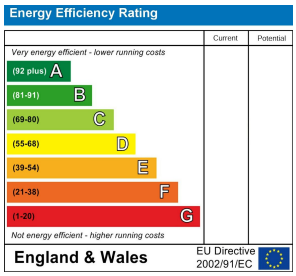
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

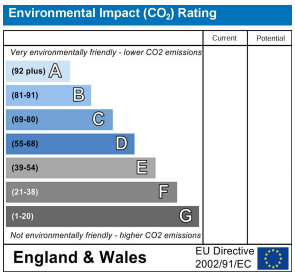
**PAISLEY PROPERTIES**
Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.




PAISLEY 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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www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe,
HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury,
HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell,
S75 6BW
t: 01226 395404

Meltham Office:
14 Station Street,
Meltham,
HD9 5QL
t: 01484 260160

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