



Park Home Estate. Hall Road | Little Preston | LS26 8UP £170,000

Two Bedroom Detached Park Home | Council Tax Band A | EPC Rating C

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\* TWO BEDROOM DETACHED PARK HOME \* EXCLUSIVE TO OVER 55' ONLY \* MODERN DECOR THROUGH OUT \* OFF ROAD PARKING \*

Introducing this delightful detached park home, offered for sale in a highly sought after location, set within the picturesque grounds of Little Preston Hall and exclusively available to residents aged over 55. Occupying a highly sought after location surrounded by green spaces, this property offers a tranquil lifestyle. The property is presented in great condition throughout, offering comfortable and contemporary living arranged on a single level.

The accommodation features a spacious open-plan reception room, seamlessly flowing into a designated dining area, ideal for both relaxation and entertaining. This bright and inviting space benefits from direct access to the garden, providing a wonderful and a serene outdoor retreat.

The modern kitchen is equipped with a built-in hob and oven, offering ample workspace and storage for culinary enthusiasts. Both bedrooms are generously sized doubles, each thoughtfully designed with built-in wardrobes, ensuring plentiful storage. The master bedroom further enhances your comfort, promising a peaceful sanctuary at the end of the day.

The property's well-appointed shower room delivers convenience and contemporary style, perfectly complementing the manageable accommodation. Externally, the home is enhanced by its own parking, adding daily practicality and ease. The open plan gardens to the side and rear of the property offers an ideal space for outdoor enjoyment, whether you are relaxing or entertaining guests. If you are seeking a well-maintained property that offers both comfort and practicality, this home will undoubtedly meet your expectations.

#### Lounge 3.45m x 3.00m (11'4" x 9'10")

Double-glazed bay window to front, radiator, wooden effect laminate flooring, open plan, door to hallway.

#### Dining Area 2.64m x 2.92m (8'8" x 9'7")

Double-glazed window to side, radiator, wooden effect laminate flooring, double-glazed entrance front door.

#### Inner Hallway

Built-in storage cupboard, door to:

#### Shower Room

Fitted with three piece suite comprising shower enclosure with shower over, wash hand basin with storage under low-level WC and extractor fan, tiled splash-back, double-glazed window to side, radiator, door to storage cupboard.

#### Bedroom 1 2.95m x 2.90m max (9'8" x 9'6" max )

Double-glazed window to rear, built-in wardrobes with hanging rail, shelving and drawers, radiator.

#### Kitchen 3.20m x 2.92m (10'6" x 9'7")

Fitted with a range of base and eye level units with worktop space over and drawers, one and half bowl unit with single drainer and mixer tap, tiled splash-backs, plumbing for automatic washing machine, built-in electric oven, built-in four ring hob with extractor hood over, double glazed bay window to side, radiator, door to:

#### Bedroom 2 2.44m x 2.87m max (8'0" x 9'5" max )

Double-glazed window to side, fitted wardrobes with hanging rail and drawers, radiator, wooden effect laminate flooring.

#### Outside

There are well tended garden to the rear, side and front of the property, with a decking seating area to the rear. In addition, there is off road parking to the side of the dwelling for one car.

#### Agents Note

Please note that there is a monthly charge of in the region of £216.00 per month, which includes a service and ground rent charge and water rates, which is reviewed yearly. The property is neither Freehold or Leasehold - details of which have been confirmed via the management company. Upon completion, 10% of the selling price is payable to the management company, and this is then deducted from the end sale price to the vendor.

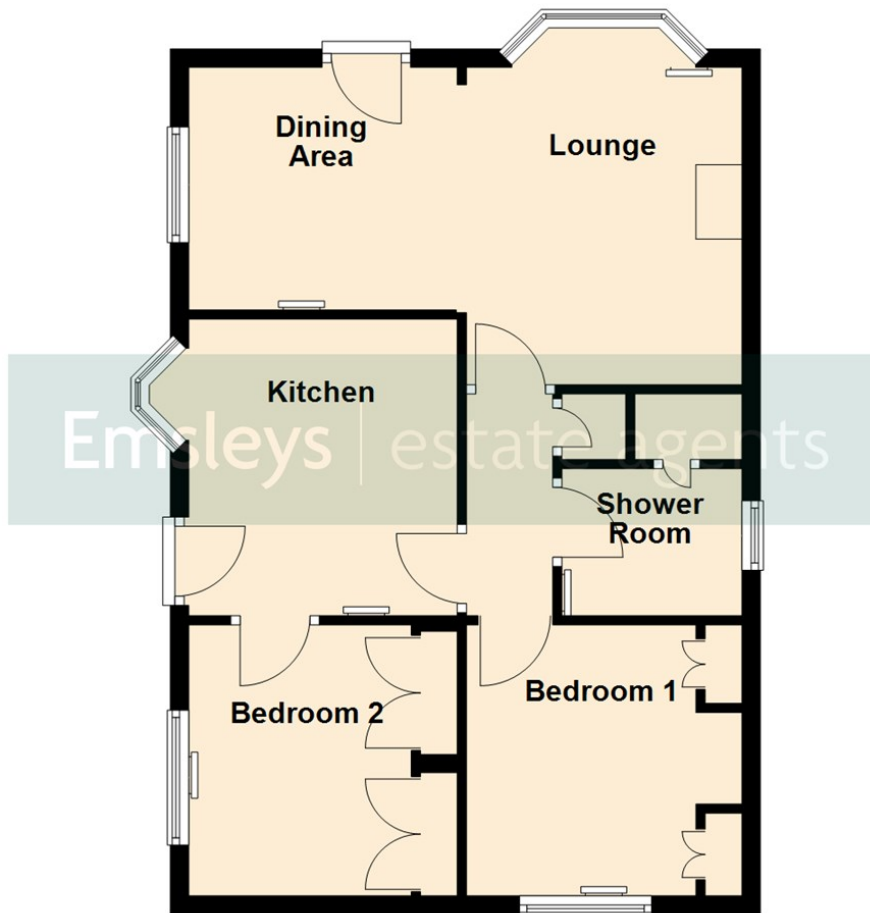






## Ground Floor

Approx. 52.1 sq. metres (560.9 sq. feet)



Total area: approx. 52.1 sq. metres (560.9 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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