



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 PLUS STUDY DETACHED PARK HOME * NO CHAIN! * EXCEPTIONAL VIEWS TO THE REAR * OFF ROAD PARKING * OVER 55'S ONLY *

Attractive cottage style two bedroom detached park home, with study, 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 with stunning views over the countryside. The property is offered to the market with NO ONWARD CHAIN, ensuring a smooth and efficient purchase process.

The home features two generously sized double bedrooms. The master bedroom benefits from built-in wardrobes and a private en-suite bathroom, creating a welcoming retreat. The second bedroom also offers ample space, ideal for guests, also fitted with wardrobes and matching drawers. In addition to the sleeping quarters, there is a very useful and versatile study - which has fitted storage units and bookcases. As well as the en-suite bathroom, there is a well-appointed modern shower room.

The fitted kitchen offers ample space to cook up a delicious meal, with a built-in hob and oven, and includes a practical utility room for your everyday needs. The lounge is spacious and filled with natural light, enhanced by a charming fireplace, and provides delightful views to the rear, via the patio doors—perfect for relaxation and entertaining guests. To add to the charm, there is also a dining room with double doors to the lounge.

Parking is also available, to the side of the property, adding convenience for both residents and their visitors. There is a raised decking area to the rear of the home, offering an excellent space to enjoy the view. This park home represents a rare opportunity to enjoy peaceful living within a welcoming community, surrounded by impressive countryside vistas and the historic setting of Little Preston Hall.

Hallway

Built-in storage and storage cupboard, radiator, door to:

Dining Room 2.59m x 3.00m (8'6" x 9'10")

Double-glazed leaded casement window to side, radiator, double door, door to:

Lounge 3.18m x 5.92m (10'5" x 19'5")

Double-glazed leaded window to side, double-glazed window to rear, double-glazed leaded casement window to side, two radiators, coal effect electric fire with surround, double-glazed double door to the decking area.

Fitted Kitchen 2.57m x 2.82m max (8'5" x 9'3" max)

Fitted with a range of base and eye level units with worktop space over and drawers, one and half bowl stainless steel sink unit with single drainer and mixer tap, built-in eye level electric double oven, built-in four ring gas hob with extractor hood over, double-glazed box window to side, archway to:

Utility Room 1.50m x 2.82m (4'11" x 9'3")

Fitted with a matching range of eye level cupboards with worktop space over, plumbing for automatic washing machine, space for fridge/freezer and tumble dryer, built-in storage cupboard, radiator, double-glazed side door to garden and cupboard housing the gas boiler.

Master Bedroom 3.02m max x 3.84m max (9'11" max x 12'7" max)

Double-glazed leaded casement window to side, range of fitted furniture to include wardrobes with hanging rail, shelving, overhead storage cupboard, dressing table and drawers, radiator. Door to:

En-suite Bathroom

Fitted with three piece suite comprising corner bath, vanity wash hand basin with storage cupboards and low-level WC, tiled surround, extractor fan, shaver point, vanity mirror with lights, double-glazed window to side, radiator.

Bedroom 2 2.92m x 2.82m max (9'7" x 9'3" max)

Double-glazed leaded window to side, fitted wardrobes with hanging rail, shelving and drawers, radiator.

Study 2.16m x 2.01m (7'1" x 6'7")

Double-glazed window to side, radiator, fitted a range of storage cupboards and bookcases.
Potentially could be used as a small guest room.

Shower Room

Fitted with three piece suite comprising shower enclosure with electric shower, pedestal wash hand basin, and low-level WC. Extractor fan, double-glazed window to side, radiator.

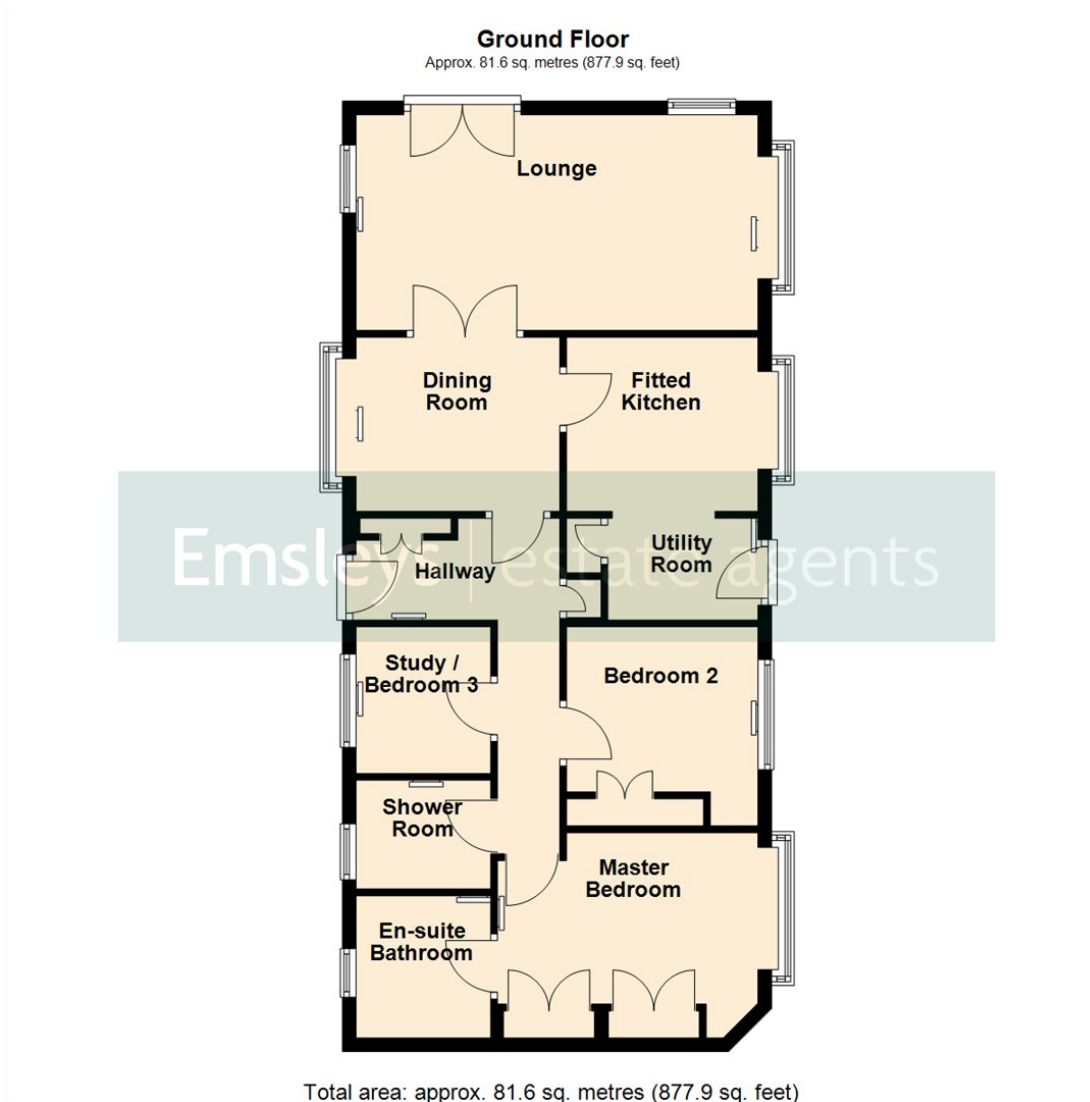
Outside

There is a communal remote controlled gated entrance. At the property, there is a open plan lawned area surrounding the the park home, with off road parking for one car. To the rear of the park home, there is a raised decking area, with room for a table and chairs or reclining seats to sit and admire the view.

Agents Note

Please note that there is a monthly charge of £223.47 per month, which includes a service and ground rent charge, 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 deduced from the end sale price to the vendor.





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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