



2 Elland Hall Caravan Park, Elland, HX5 0SN

£60,000

bramleys





Set within a pleasant semi-rural position close to Elland town centre, this detached 2 bedroomed park home offers an excellent opportunity for buyers over 50 looking to create a home tailored to their own style. The property is within easy reach of a wide range of amenities and has excellent access to the M62 motorway, making it ideally placed for local and regional travel. Manufactured in 2000, the home now offers great scope for modernisation and improvement. The property also provides gas fired central heating and uPVC double glazing. The site is well maintained and is exclusively for residents over 50 years of age.





## GROUND FLOOR:

### Entrance Hall

### Lounge

11'6" x 11'6" (3.51m x 3.51m)

A comfortable reception room with wooden fireplace and electric fire.

### Kitchen

13'3" max x 4'5" max (4.06m max x 1.36m max)

Fitted with a range of units, with potential for updating to create a modern and functional kitchen space.

### Bathroom

Furnished with a white three-piece suite.

### Bedroom 1

11'6" x 8'0" (3.51m x 2.44m)

A double bedroom featuring full-length fitted wardrobes.

### Bedroom 2

8'3" max x 4'5" max (2.54m max x 1.37m max)

A smaller bedroom, suitable as a guest room or study.

## OUTSIDE:

The site provides communal parking a short distance from the property, together with a lock-up store for additional equipment.

## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.



DIRECTIONS:

Leave our Elland office travelling down Victoria Road onto Southgate. At the roundabout take the first exit onto the Elland Riorges Link and continue down to the next roundabout, turn left onto Huddersfield Road and follow this road around and continue over Elland Bridge and bear around to the right as the road becomes Park Road. After passing under the first bridge turn left onto Exley Lane and follow the road around where the access to the site can be found on the left hand side and the park home can be identified by the Bramleys for sale board.

TENURE:

NO FORMAL LEASE AGREEMENT

A park rent is paid which is approx. £77 per month.

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

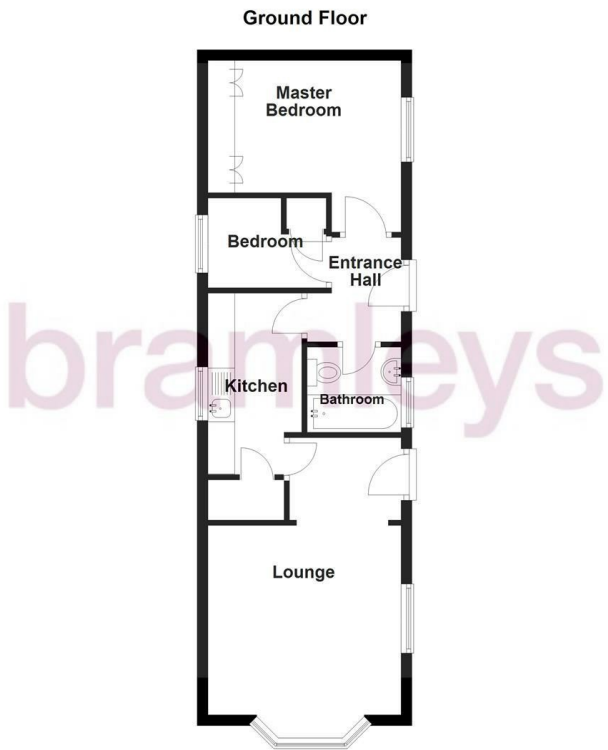
Band A

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(112 plus) A		
(81-111) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		