



8 Ladstone Park, Sowerby Bridge, HX6 3SB  
Offers In The Region Of £150,000

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Set within this small residential park, situated in the popular village of Norland and enjoying stunning panoramic views is the substantial 2 bedroom park home. Offering generous room sizes throughout and occupying a prime position on this development, with generous private gardens and off road parking. Benefiting from a summer room to the side which overlooks the gardens, creating a pleasant sitting room where the extensive views can be fully appreciated. Having a 19 foot lounge / diner with sliding patio doors onto the outdoor terrace, the property also has a good sized separate kitchen, house bathroom, 2 double bedrooms both having fitted furniture and the master having an adjoining ensuite shower room. Although the site is positioned in this stunning rural location the property is still conveniently placed for a range of local amenities within Norland Village as well as Sowerby Bridge and Ripponden. A viewing is essential to appreciate the size and position of this wonderful park home.





## GROUND FLOOR

Enter the property via a Upvc external door into the Sun room.

### Sunroom

14'7 x 7'0 (4.45m x 2.13m)

With two central heating radiators and wood-effect laminate flooring, this sunroom features UPVC double-glazed windows on three sides. It serves as fantastic second reception room, offering views of the side gardens and taking full advantage of expansive panoramic vistas. Additionally, there is another UPVC door providing access to the kitchen.

### Kitchen

10'7 x 9'5 (3.23m x 2.87m)

The breakfast kitchen is generously proportioned and equipped with a variety of coordinated wall and base units, featuring complementary countertops. It includes an inset Franke stainless steel sink with a side drainer and mixer tap. Built into the kitchen is a four-burner gas hob with an integrated extractor fan, along with a single Bosch oven. There's ample space and plumbing provided for an automatic washing machine. Adding to its functionality, there's a breakfast bar area, wood effect laminate flooring, inset ceiling spotlights, and a UPVC window to the side, enhancing natural light. Access to the inner hall is provided through a door from the kitchen.

### Hallway

In this area, you'll find a central heating radiator, a loft access point, and two practical storage cupboards. One of these cupboards serves as the housing for the central heating boiler (LPG), ensuring convenient access and maintenance.

### Lounge/Diner

19'5 x 10'8 (5.92m x 3.25m)

This bright and spacious reception room spans the entire width of the property, offering a beautifully illuminated space. It features two uPVC bay windows at the front and additional uPVC sliding patio doors that open onto the side terrace. From these vantage points, one can appreciate spectacular views extending to both the front and side. Inside, the room is equipped with two central heating radiators for comfort, an electric fire set within a decorative fireplace, and exposed ceiling beams that add a touch of character.

### Master Bedroom

10'0 x 9'7 (3.05m x 2.92m )

This double bedroom is equipped with a comprehensive array of built-in furniture, comprising wardrobes, drawers, a dressing table, and matching bedside cabinets. It features a central heating radiator for warmth, a uPVC window overlooking the rear, and convenient access to the adjoining en suite through a connecting door.

### En-Suite Shower Room

The en suite is furnished with a three-piece white suite, which includes a low flush WC, a wash hand basin set into built-in vanity storage, and a shower cubicle featuring a thermostatic shower overhead. It is equipped with practical amenities such as an extractor fan, a ladder-style heated towel rail, wall-mounted vanity lighting, a shaver socket, and a UPVC window for natural light.



Bedroom 2

9'11 max x 7'9 to the wardrobes (3.02m max x 2.36m to the wardrobes )

Also having a range of built in storage, including wardrobes, cupboards and drawers. This double bedroom is also positioned to the rear and has a UPVC window and central heating radiator.

Bathroom

A spacious bathroom fitted with a three piece white suite comprising a low flush WC, pedestal wash hand basin and panelled bath with tiled splashbacks, ladder style heated towel rail, extractor and UPVC window.

Outside

The attractive park home occupies a generous plot with gardens to all sides. Accessed from the sun room is a raised balustraded terrace and below sits a generous lawned garden, which is enclosed. A footpath leads to the rear where there is a shed and Bin Store leading to an off road parking space. There is a further communal parking area at the entrance to the park.

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 West Vale via Rochdale Road heading up the hill and through Greetland village. Follow this road for approximately 2 miles towards Barkisland. Turn right onto Scammonden Road and follow this road which becomes Butterworth End Lane. Shortly after Ladstone Park can be found on the left hand side. On entering the park the property can be found on the left on the corner.

TENURE:

NO FORMAL LEASE AGREEMENT

A park rent is paid which is approx. £195.02 per month.

This park is exclusively for over 45's and occupiers are allowed to keep up to 2 pets.

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

