

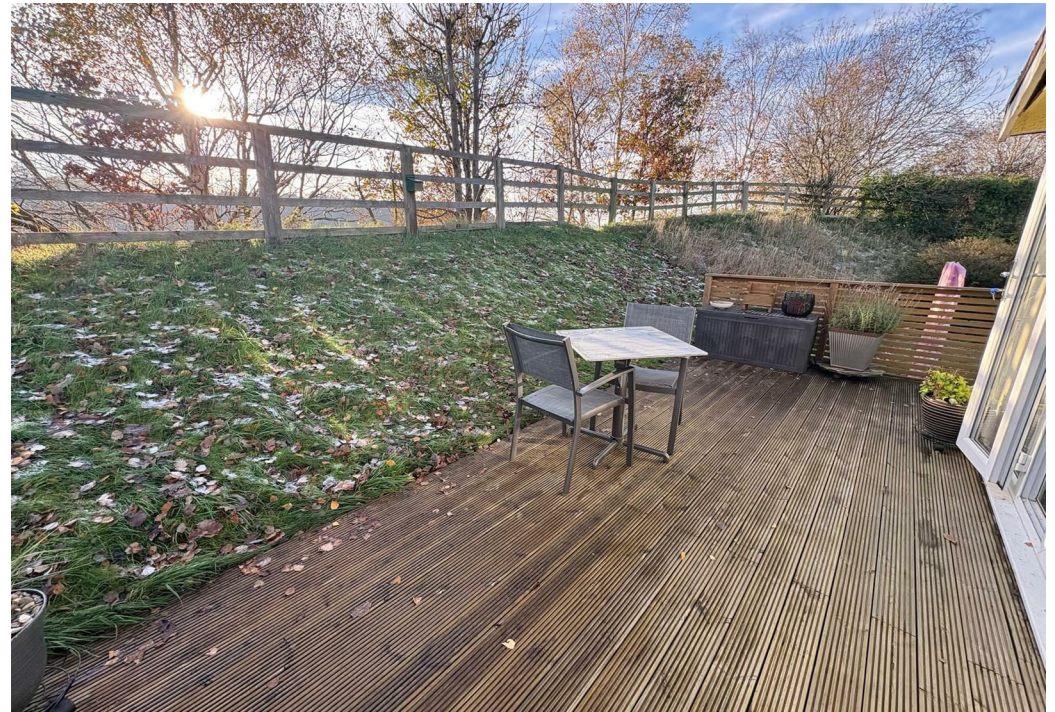


10 Elland Hall Caravan Site, Elland, HX5 0SN
£90,000

bramleys



Located on the popular Elland Hall Caravan Park, this well-presented two-bedroom park home offers spacious open-plan living, modern fittings and a lovely decked terrace to the rear. Enjoying a peaceful residential setting exclusively for the over-50s, the property benefits from gas central heating, uPVC double glazing and a bright, airy interior throughout. The park is well placed for access to Elland town centre, local amenities and transport links. Please note: no pets are permitted on the site.



GROUND FLOOR:

Entrance Hall

Accessed via a uPVC external door to the side, the entrance hallway provides access to all accommodation.

Open Plan Lounge / Dining Kitchen

22'10" x 11'10" (6.96m x 3.61m)

The lounge area offers excellent natural light through two uPVC windows and uPVC French doors leading directly onto the rear decked terrace. Central heating radiator.

The dining kitchen area is fitted with a modern range of high-gloss base units with solid wood block working surfaces and inset stainless steel sink with side drainer and mixer tap. There is space for a gas cooker, space for a fridge/freezer, a cupboard housing the central heating boiler, and space and plumbing for an automatic washing machine. Further features include extractor fan, two uPVC windows, central heating radiator and built-in storage cupboard.

Master Bedroom

11'7" x 8'1" extending to 10'1" (3.53m x 2.46m extending to 3.07m)

A well-proportioned double bedroom with uPVC window, central heating radiator and ample space for freestanding furniture.

Bedroom 2

8'7" x 8'0" (2.62m x 2.44m)

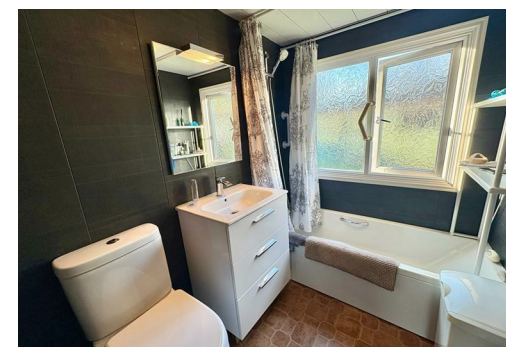
A good-sized second bedroom with uPVC window and central heating radiator.

Bathroom

Furnished with a modern three-piece white suite comprising a low flush WC, wash hand basin set to vanity storage, low-level bath with thermostatic shower over. Finished with uPVC window and chrome ladder-style heated towel rail.

OUTSIDE:

A decked terrace is positioned to the rear of the home, accessed directly from the lounge via uPVC French doors, providing an ideal space for outdoor seating and relaxation. The plot also includes pedestrian access from the side entrance. Residents benefit from communal car parking at the entrance to the park, along with well-kept shared areas that form part of this established and peaceful over-50s community.



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.

COUNCIL TAX BAND:

Band A

TENURE:

NO FORMAL LEASE AGREEMENT

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

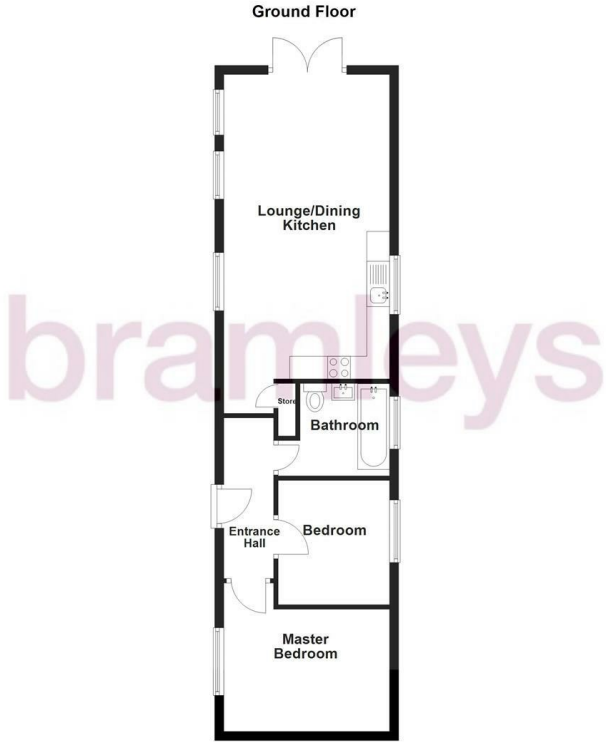
Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

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

