

4 Elland Hall Caravan Site, Elland, HX5 0SN

Offers In The Region Of £55,000

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Situated on a popular and well-kept residential park, this attractive detached park home offers spacious and well-maintained accommodation surrounded by pleasant gardens. The property includes a bright lounge, fitted kitchen, modern shower room, double bedroom with fitted wardrobes and a versatile second bedroom. Outside, there are established gardens extending around the property, a flagged seating area ideal for outdoor relaxation, communal parking nearby and a useful lock-up store. Conveniently located for Elland town centre and transport links, an early viewing is recommended.





GROUND FLOOR:

Entrance Hall

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

Kitchen

Fitted with a range of wall and base units incorporating a two-ring electric hob, with a microwave combination oven included within the sale. The room benefits from two windows providing a good degree of natural light, a radiator and a useful storage cupboard.

Lounge

A comfortable reception room featuring two large windows and a uPVC stable-style door, allowing the upper section to be opened independently for ventilation. The room provides an ideal space for relaxing and is fitted with a radiator.

Bathroom

Fitted with a white three-piece suite comprising a shower cubicle housing an electric shower, pedestal wash hand basin and low flush WC. Benefiting from an obscured window, radiator and a useful storage cupboard.

Master Bedroom

A double bedroom featuring built-in wardrobes, two windows and a radiator. The room enjoys a pleasant outlook over the rear garden.

Bedroom 2

A versatile second bedroom, currently used as a utility room, benefiting from fitted shelving, plumbing for an automatic washing machine (included within the sale), a window and a radiator.

OUTSIDE:

The garden extends around the property and provides a deceptively spacious outdoor space with a range of mature planting and a stone flagged area suitable for seating and outdoor dining. Communal parking is available a short distance from the property, together with a lock-up store.

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. £79 monthly

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.

VIEWINGS:

Please call our office to book a viewing:-

Calderdale Properties: 01422 374811

Ground Floor



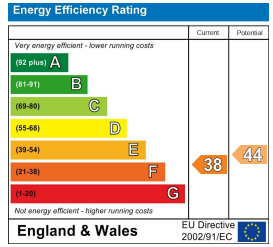
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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



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