



12 Elland Hall Caravan Site, Elland, HX5 0SN  
Offers Over £150,000

**bramleys**



CASH BUYERS ONLY - NO PETS

Occupying a generous and private corner position on this peaceful site, is this lovely park home which is offered for sale with no upward chain. The site is beautifully landscaped, with an open and sunny aspect and there is ample parking together with storage facility. The park home itself is extremely generously proportioned with a spacious open plan lounge with dining area, good sized kitchen with ample storage, three bedrooms and a 3 piece shower room with anti slip flooring. The property has gas central heating, updated uPVC windows and also benefits from reduced water rates. This is an ideal and rare opportunity and an early enquiry is strongly recommended



## GROUND FLOOR:

Enter the property from the side via a covered entrance porch. A uPVC external glazed door gives access into:-

### Entrance Hall

Fitted with wood effect laminate flooring, a central heating radiator and a door leads into the living area.

### Lounge

16'11" x 11'4" (5.16m x 3.45m)

An L-shaped reception room which is open plan into the dining area and is fitted with uPVC double glazed windows to the front and side, which provide plenty of natural light, a central heating radiator and 3 wall light points. The focal point of this good sized reception room is a modern marble fireplace with electric fire with concealed lighting.

### Dining Area

8'0" x 8'3" (2.44m x 2.51m)

Accessed from the lounge, this space has a uPVC double glazed window to the front elevation, a central heating radiator, wall light point and provides access to the kitchen.

### Kitchen

16'6" x 9'7" (5.03m x 2.92m)

This well proportioned kitchen has been fitted with a range of modern wall, drawer and base units with laminated work surfaces over. There is an inset stainless steel sink with side drainer and mixer tap, part tiled walls, wood effect laminate flooring and a uPVC external door. The kitchen has 3 built-in cupboards, space for a washing machine, under counter fridge, gas cooker point and it houses the central heating boiler.

### Master Bedroom

11'9" x 9'10" max (3.58m x 3.00m max)

A good sized master bedroom which is fitted with a range of built-in storage to include wardrobes, drawers and a dressing table. This room also has a central heating radiator and uPVC double glazed window to the rear elevation.

### Bedroom 2

9'3" x 9'8" max (2.82m x 2.95m max)

Positioned to the rear of the property, this room also has a range of fitted furniture to include a wardrobe with cupboards above. There is also a uPVC double glazed window to the rear elevation and a central heating radiator.

### Bedroom 3

6'6" x 7'4" (1.98m x 2.24m)

Currently used as a storage room, this room has built-in wardrobes, storage, a uPVC double glazed window and a central heating radiator.

### Shower Room

Being furnished with a 3 piece suite comprising of a low flush WC, wash hand basin and shower cubicle with a thermostatic mixer shower. There is a central heating radiator, uPVC double glazed window to the side elevation, fully tiled walls and anti-slip laminate floor.



## 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 road and continue down to the next roundabout. Turn left onto the B6114 Huddersfield Road and continue over Elland bridge following the road as it bends to the right and becomes the A6025 Park Road. After passing under the first bridge immediately turn left onto Exley Lane, follow the road round where the access to the site is a turning to the left hand side and can be identified by the Bramleys board.

## TENURE:

Leasehold - Ground rent is paid for the period of ownership. There is no time limit imposed. We are informed that the vendors currently pay £79 every 4 weeks, as well as the costs mentioned under 'running costs'.

## RUNNING COSTS:

Water – £25.90 pm

Gas - £79.50 per LPG bottle

Electric £600.00 pa

Council Tax - A

Ground rent £79 every 4 weeks (includes the service of all communal areas)

Garbage is free

- The car park and lane to the homes is flood lit at night, there are also cameras monitoring said areas.
- There isn't any lease agreement you just pay the ground rent for as long as you are there (until you sell the property).

Please note, the amounts shown are likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

## COUNCIL TAX BAND:

A

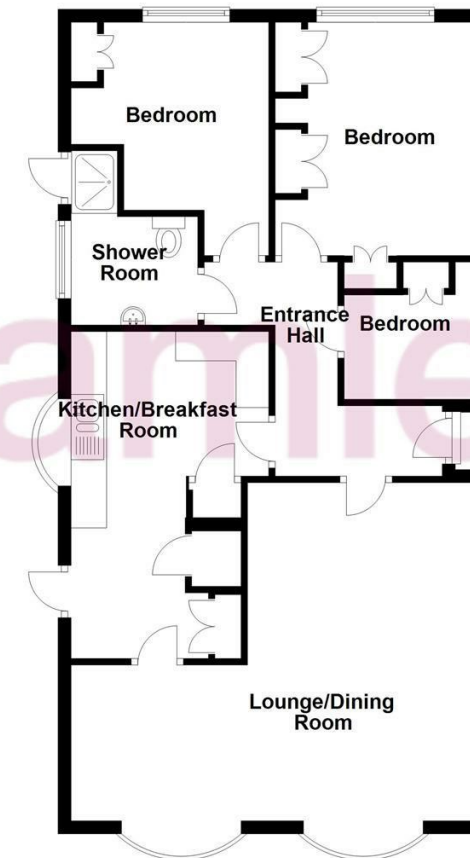
## MORTGAGES:

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.

## Ground Floor



## 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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	45	57	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Huddersfield | Halifax | Elland | Mirfield | Heckmondwike

