



7 CLARION FIELD WEST CHEVIN ROAD MENSTON LS29 6BL

Asking price £99,500

FEATURES

- Well-Proportioned Detached Park Home Situated Between Otley & Menston
- Light & Airy Sitting Room Enjoying A Dual Aspect
- Modern Shower Room & Double Bedroom
- Residents Must Be Aged 50 And Over
- Council Tax Band A / Ground Rent/Pitch Fee Of £88.29 per Month
- Stunning Long Distance Views Across The Valley
- Well-Equipped Kitchen With Dining Area
- Driveway Providing Off Road Parking & Decked Seating Areas
- Private Residential Site - No Sub Letting / Holiday Lets
- Attractive Site Set On The Doorstep Of Stunning Open Countryside



1 Bedroomed Park Home With Stunning Long Distance View

Situated in an elevated position on West Chevin Road in between the popular areas of Menston and Otley, this well-proportioned detached park home offers a delightful retreat with stunning long-distance views across the valley. Ideal for those seeking a peaceful lifestyle, this property is situated on a private residential site, ensuring a tranquil environment free from the disturbances of sub-letting or holiday lets.

The park home features a comfortable reception room that invites natural light, creating a warm and welcoming atmosphere. The well-equipped kitchen, complete with a dining area, is perfect for enjoying meals with family or friends. The bedroom provides a cosy sanctuary, while the bathroom is conveniently located to serve both residents and guests.

For those with vehicles, the property includes parking space for two cars, adding to the convenience of this lovely home. Whether you are looking to downsize or seeking a serene getaway, this park home presents an excellent opportunity to embrace a relaxed lifestyle amidst beautiful surroundings.

With its picturesque views and well-thought-out layout, this property is a must-see for anyone looking to enjoy the best of park home living in a desirable location.

To arrange a viewing contact Shankland Barraclough Estate Agents in Otley.

Menston

Situated between Ilkley and Otley, Menston is a thriving and popular village community with a good range of everyday amenities including local shops, post office, doctors surgery and dental surgery, pharmacy, an excellent primary school, sporting facilities, fantastic park and various public houses. The village has its own train station with regular services to the city centres of Leeds and Bradford, making it an ideal base for the city commuter.

The accommodation with LPG GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Sitting Room 13'9" x 11'4" (4.19m x 3.45m)

A lovely light and airy reception room with windows to both the front and side elevation enjoying a breath-taking view across the valley. Double glazed entrance door, fireplace housing an electric fire, vinyl flooring and two radiators.

Kitchen 13'9" x 7'7" (4.19m x 2.31m)

With a range of base and wall units incorporating cupboards, drawers and co-ordinating work surfaces having a tiled splash back. Inset sink unit and space for a freestanding fridge/freezer and gas cooker and plumbing for an automatic washing machine. Cupboard housing the boiler, radiator, windows to both side elevations, recessed spotlights and Vinyl flooring.

Dining Area 9'7" x 8'4" (2.92m x 2.54m)

An extremely useful dining space having wood effect flooring, storage cupboard, radiator and door out to the decked seating area.

Bedroom 13'9" x 7'0" (4.19m x 2.13m)

Currently being used as a twin bedroom but would also act as a double bedroom with radiator, wood effect flooring and window to the rear elevation.

Shower Room

Having a modern white suite comprising a tiled shower stall, low suite w.c and wash hand basin with cupboards under. Part tiled walls, radiator, vinyl flooring and two windows to the side elevation.

Outside

The property enjoys decked seating areas to the front and side making the most of the stunning views across the valley. A number of sheds and gardens stores provide excellent storage. A driveway to the front and side provides off road parking for 2 vehicles.

Please Note

The building is for sale and sits on a residential plot, which is subject to a monthly ground rent/pitch fee of £88.29. The price is reviewed in line with CPI each year. This includes maintenance of communal areas of the Park including the private road and park boundaries. The property is serviced by mains electrics and is



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billed on a usage basis. Bottle gas (LPG) is purchased by each individual owner and it is used for the central heating system and the gas cooker. Water is metered and charged to each property on a usage basis. We understand that the property cannot be sublet and the site is for those aged 50 and over only. We have also been informed that only pet is permitted. All of the above are our interpretation of information provided by the vendors and buyers should satisfy themselves prior to any commitment to purchase. The seller is responsible for a transfer fee to the site owners upon the sale of the property at the rate of 10% of the sale price. Please note, these properties are not suitable for residential mortgages. The Site Owner is Clarion Field Mobile Home Park Limited, Registered Company No. 11705348.

Council Tax Leeds

Leeds City Council Tax Band A. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 32 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk>

Flood Risk Summary

Surface Water - Very Low
Rivers & Sea - Very Low

For up to date flood risk summaries on this or any property, please visit the governments website <https://www.gov.uk/check-long-term-flood-risk>



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Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us info@shanklandbarraclough.co.uk or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm

Offer Acceptance & AML Regulations

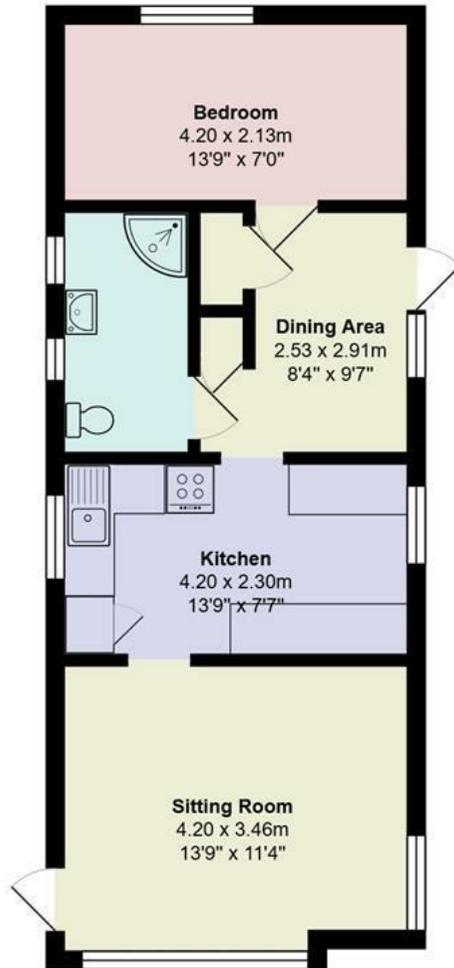
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

General

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.



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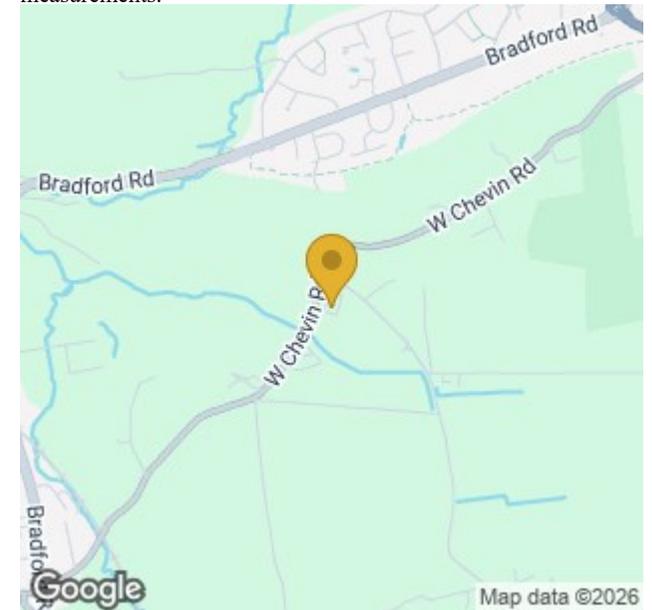
Total Area: 47.1 m² ... 507 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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