



43 ST HELENA'S OTLEY OLD ROAD, HORSFORTH LS18 5HZ

Asking price £165,000

FEATURES

- Modern Park Home
- Excellent Position
- Two Bedrooms
- Open Plan Living
- Adjoining Woodland
- Parking & Gardens
- Sought After Location
- Good Links to Amenities
- Popular Residential 12 Month Site
- Council Tax Band A / Monthly Ground Rent/Pitch Fee of £285



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Smart Modern 2 Bedroom Park Home in an Excellent Location

Residential parks are ideal if you're looking for ease of home maintenance, a lovely setting in tranquil surroundings, and a relaxed way of life. St Helena's is a peaceful and quiet residential park. They are pet friendly with amazing wildlife and views and protected under the Mobile Homes Act. These 46 homes, conveniently situated between Leeds and Otley, offer excellent value for money with the convenience of the Bramhope Village just a few minutes away and peacefulness of the countryside. Homes on residential parks tend to be more affordable to buy and maintain than bricks and mortar alternatives such as a bungalow, while at the same time offering high spec, top quality and stylish accommodation. Although often seen as a retirement option, park home living in a private garden village is ideal for any age range looking for an affordable and relaxed lifestyle, especially those that do not have children or whose children have flown the nest. St Helena's Caravan Site is a protected site under The Mobile Homes Act 1983. Please note that the property is not suitable for a residential mortgage.

The Accommodation...

The accommodation with LP GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING (some of which has integral blinds) and with approximate room sizes, comprises:

Sitting Room 19'4" x 12'2" (5.89m x 3.71m)

A spacious and bright room, with an excellent view of the adjoining woodland from the two full height windows and sliding patio doors. The room is nicely zoned with a combination of Karndean wood flooring and carpeting to create a cosy sitting area and dining space. There are two large cupboards, one housing the hot water system and the other providing storage.

Kitchen 12'7" x 9' (3.84m x 2.74m)

A smart and well-equipped kitchen with fitted base and wall units, and appliances including an integrated gas hob and dishwasher, counter top Ninja oven, and American style fridge freezer. Plumbing is available for a washing machine although there is also a residents' laundry room on site. Karndean flooring throughout, and an additional large high level store cupboard adjoining the main bedroom and bathroom providing excellent further space.

Bedroom 9'7" x 7'10" (2.92m x 2.39m)

A good sized bedroom, currently doubling up as a study and comfortably housing a single bed, corner desk and wardrobe. Window to the front.

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

A double bedroom again offering good storage with twin wardrobes and bedside units. Window to the front and door to the Jack & Jill bathroom.

Bathroom

A recently updated bathroom, with comfort height wc, walk-in shower, and vanity unit with basin. Tall heated towel rail and space for storage. Window to the side.

Outside

In a lovely plot adjoining woodland, the property benefits from off-street parking for three cars (further visitor parking available opposite), an enclosed lawned garden, and composite decking wrapping around the sitting room.

In addition to the plot itself, St Helenas offers 45 acres of woodland and fields, with an enclosed plantation ideal for dog walking.

Please Note

The Park Home building is for sale and sits on a residential plot (12 months residency) which is subject to a monthly ground rent/pitch fee payment of approximately £285 payable on 1st of each month. The price increases inline with CPI each year, which includes maintenance of communal areas of the Park including safety barriers, the water & sewerage and drainage systems, and woodland maintenance. The property is serviced by mains electrics and is billed on a usage basis. Water is also metered and billed on a usage basis. Bottle gas (LPG) is purchased by each individual owner, either from the site or their own source, and is used for the central heating system and the gas cooker. We understand that the property cannot be sublet. All of the above are our interpretation of information provided by the vendors and buyers should satisfy themselves prior to any commitment to purchase. You cannot raise a residential mortgage against a Park Home. A transfer fee is payable to the site owners upon the sale of the property (which is currently up to 10% of the sale price). The maximum amount has been INCLUDED in the asking price. There is no Stamp Duty Land Tax payable on the purchase of Park Homes.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 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>

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.

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>

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



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



Offer Acceptance & AML Regulations

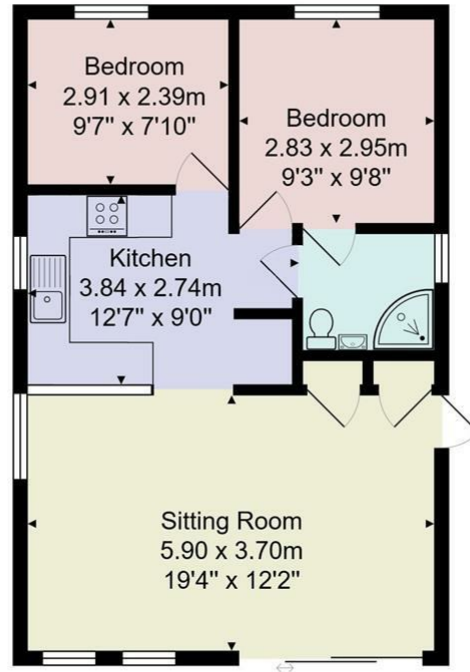
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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.

Please Note

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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



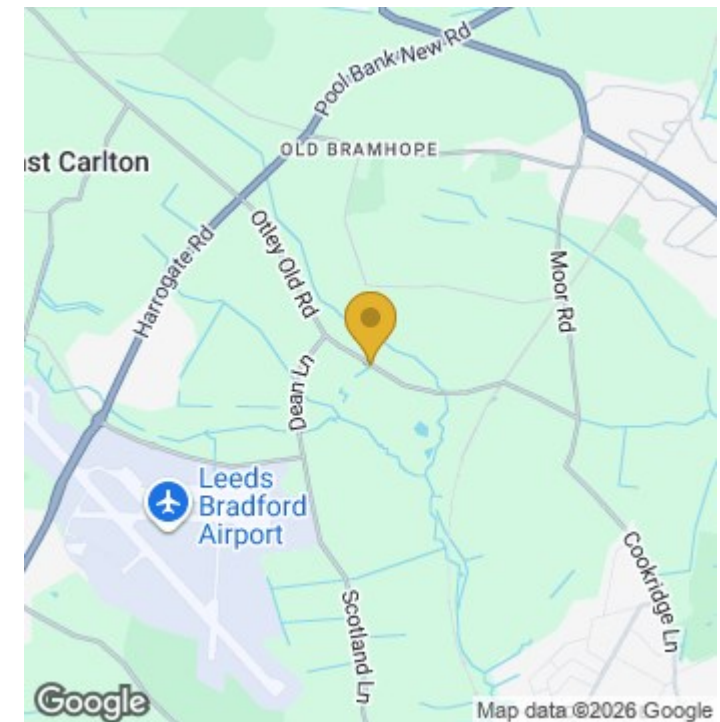
Total Area: 54.0 m² ... 581 ft²

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.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

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.



Call us on 01943 889010
info@shanklandbarracrough.co.uk
www.shanklandbarracrough.co.uk

SHANKLAND
 BARRACLOUGH
 ESTATE AGENTS