



# 3 ST HELENAS CARAVAN PARK OTLEY OLD ROAD HORSFORTH LS18 5HZ

**Asking price £140,000**

## FEATURES

- Smartly Presented Two Bedroomed Park Home
- Well-Equipped Modern Kitchen
- Generous Shower Room With Three Piece Suite
- Raised Decking Area To The Rear
- Fully Double Glazed & LP Gas Central Heating
- Terrific Open Plan Living Accommodation
- Two Double Bedrooms With Fitted Wardrobes
- Private Parking For Two Vehicles
- Council Tax Band A / Monthly Ground Rent/Pitch Fee of £215.70
- Attractive Outlook Onto Woodland And Bramhope Beck



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# Smartly Presented Two Bedroom Park Home In A Popular Area

A smartly presented two bedroomed park home that is ready to move straight into set in attractive well kept grounds in a highly sought after area. With an attractive outlook onto greenery, this fabulous park home really must be viewed to be fully appreciated. With no age restrictions and pets allowed, this stylish home includes private parking for two cars and has its own decked seating area.

Internally the property benefits from its open place living accommodation incorporating both a sitting and dining area, a warm and welcoming space, ideal for relaxation or entertaining guests. The adjoining kitchen is well-equipped with a range of appliances.

With two well-proportioned bedrooms which both have fitted wardrobes, this property is perfect for individuals or couples seeking a peaceful retreat. A well-appointed shower room with a three piece suite, ensures convenience and comfort for its residents.

Surrounded by the natural beauty of the Yorkshire countryside, this park home combines the tranquillity of rural living with the convenience of nearby amenities. Horsforth is known for its friendly community and offers a range of shops, cafes, and recreational facilities, all within easy reach.

This property presents an excellent opportunity for anyone looking to embrace a simpler lifestyle in a picturesque setting. Don't miss the chance to make this charming residence your own and contact Shankland Barraclough Estate Agents in Otley to arrange a viewing.

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. There 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 with LP GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

## Entrance Hall

With a double glazed entrance door with side screens, ceiling cornice, recessed spotlights and useful cloak cupboard for coats and shoes.

## Sitting Room 13'6" x 11'7" min (4.11m x 3.53m min)

A light and airy sitting room enjoying a triple aspect with windows to the side and front as well as sliding doors to the rear onto the decked seating area. Ceiling cornice, recessed spotlights, two shelving units, electric fire and laminate flooring. Adjoining:

## Kitchen 9'2" x 7'10" (2.79m x 2.39m)

With a range of modern base and wall units incorporating cupboards, drawers and granite work surfaces with under unit lighting having a tiled splashback. Inset one and a half bowl sink unit with mixer tap, integrated fridge/freezer, washing machine and electric oven with a four ring gas hob having an extractor over. Recessed spotlights, tiled flooring and window to the rear elevation. Situated just off the kitchen there is space for a dining table and chairs with overlooks the sitting room.

## Bedroom 1. 11'7" x 9'0" (3.53m x 2.74m)

A generous double bedroom with an extensive range of fitted wardrobes with overhead cupboard and bedside tables. Further recessed wardrobes, ceiling cornice, recessed spotlights, radiator and bow window to the front elevation.

## Bedroom 2. 8'6" x 7'9" (2.59m x 2.36m)

Another double bedroom with fitted wardrobes and overhead cupboards. Radiator, recessed spotlights and window to the rear elevation.

## Shower Room

A good sized shower room with a white three piece suite comprising a tiled shower stall, wash basin with cupboard under and low suite w.c. Heated towel rail, fully tiled walls, recessed spotlights and window to the rear elevation.

## Gardens & Parking

The property comes with two private parking spaces, one at each side of the property. To the rear there is a decked seating area enjoying an attractive outlook onto woodland and Bramhope Beck.

## 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 £215.70 payable on 1st of each month. The price increases inline with CPI each year. which includes maintenance of



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communal areas of the Park including safety barriers, the water & sewerage and drainage system and woodland maintenance. The property is serviced by mains electrics and is 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. 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. 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.

#### **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.gov.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>

#### **Council Tax Leeds**

Leeds City Council Tax Band A. For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://www.leeds.gov.uk) or telephone them on 0113 2224404.

#### **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](mailto:info@shanklandbarraclough.co.uk) or call in to our office at 26 Kirkgate, Otley LS21 3HJ.



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### 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.

### Agent Notes

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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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.

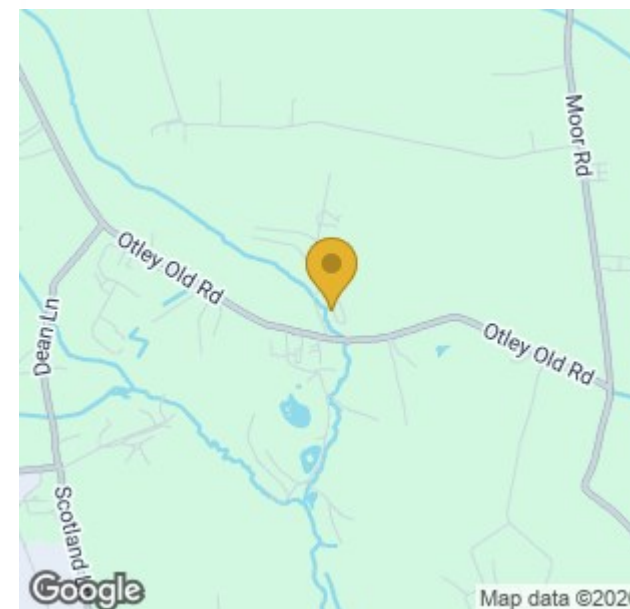


Total Area: 55.3 m<sup>2</sup> ... 595 ft<sup>2</sup> (excluding decking)

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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