





## PROPERTY DESCRIPTION

Situated in a particularly desirable setting and having the advantage of truly magnificent far-reaching views, this detached residential park home is well positioned on this much sought-after site and has a very private patio, from which one can admire the stunning views. With pleasing surrounding gardens, this ideal retirement home is 48' x 20'/14.63m x 6.10m and has pvc double glazing and LPG central heating and must be internally viewed to fully appreciate its many pleasing attributes.

The deceptively spacious accommodation comprises a hall, with built-in cupboards, a large 'L' shaped, open plan lounge and dining room, benefiting from the spectacular views, a good-sized kitchen, well equipped with units and including a built-in oven, grill and hob, with plumbing for a dishwasher, and also a useful, separate utility area.

There are three bedrooms, all with built-in furniture, with the master having an en-suite shower room, including a large, easy access, walk-in shower unit, and an additional three-piece shower room.

This appealing park home is set on a prime, particularly enviable plot, with paved pathways and charming garden areas surrounding the dwelling consisting of flower beds and rockeries, with the split-level patios at the rear being an especially alluring asset, facilitating full enjoyment of the utterly breath-taking views. There is also a useful outbuilding and an off-road parking space, with additional visitor parking spaces nearby. No chain.

## FEATURES

- Detached Residential Park Home
- Truly Spectacular Long Distance Views
- Deceptively Spacious Accommodation
- Hall, Large Thro' Lounge & Dining Rm
- Ftd Kit inc. Oven, Grill & Hob, Utility Rm
- 3 Bedrooms - All with Built-in Furniture
- En-Suite Shwr Rm & Additional Shwr Rm
- Off Road Parking Space & Outbuilding
- Delightful Patio/Gardens with Views
- Early Viewing Recommended - No Chain





## ROOM DESCRIPTIONS

### Entrance Hall

PVC double glazed, frosted glass entrance door. Radiator and two sets of double doors, one opening into the dining room and lounge and the other leading into the master bedroom.

### Dining Room

10' 0" x 9' 7" (3.05m x 2.92m)

PVC double glazed bow window, radiator, a telephone point and an archway through to the lounge.

### Lounge

19' 6" into alcoves x 11' 2" (5.94m into alcoves x 3.40m)

This spacious, very light and airy room has the advantage of the spectacular, far reaching views through a large pvc double glazed picture window and also through pvc double glazed, double French doors that lead out to the patio and garden. There is a fireplace with a LPG run living flame gas fire, a television point and two radiators.

### Kitchen

9' 4" x 9' 0" (2.84m x 2.74m)

Fitted with a range of 'limed oak' finish units, incorporating a wine rack and drawers, the good sized kitchen has laminate worktops and a one and a half bowl sink, with a mixer tap. It also has a built-in electric oven, separate electric grill, an electric hob, with a tiled splashback and extractor hood over, plumbing for a dishwasher, a pvc double glazed window and downlights recessed into the ceiling. Archway into the utility.

### Utility Area

9' 4" x 4' 9" (2.84m x 1.45m)

Built-in base unit and worktop matching those in the kitchen, plumbing for a washing machine, radiator, downlights recessed into the ceiling and a pvc double glazed, frosted glass external door.

### Bedroom One

15' 7" x 7' 8" to wardrobe fronts (4.75m x 2.34m to wardrobe fronts)

A very spacious double room, with fitted furniture, extending the full length of the room, including wardrobes, a central vanity unit/dressing table, with side drawers and a wall light above, and overhead storage cupboards. Radiator, two pvc double glazed windows and wall light points.

### En-Suite Shower Room

9' 3" x 6' 7" (2.82m x 2.01 m)

The en-suite is fitted with a three piece white suite, comprising an easy access mobility shower unit, with a ceiling height tiled splashback, a w.c. and a wash hand basin, with a mixer tap, cabinets below and a vanity mirror with a wall light above, incorporating an electric shaver point. Radiator and pvc double glazed, frosted glass window.

### Inner Hall

Double cupboard, providing useful storage space and housing the gas condensing combination central heating boiler, which runs from LPG.

### Bedroom Two

9' 5" x 7' 9" to wardrobe fronts (2.87m x 2.36m to wardrobe fronts)

A second double room, also with fitted furniture, including a double wardrobe, overhead storage cupboards and a vanity unit/dressing table, incorporating drawers, with a mirror and vanity light above. Radiator and pvc double glazed window.

### Bedroom Three

7' 5" x 4' 10" extending to 6' 9" into recess (2.26m x 1.47m extending to 2.06m)

This small single bedroom is ideal to be used as a study or home office and has a pvc double glazed window, radiator, telephone point and built-in storage cupboard, with fitted shelves.

### Shower Room

Fitted with a three piece suite, comprising a tiled shower cubicle, a w.c. and a pedestal wash hand basin, with a vanity mirror and wall light above, incorporating an electric shaver point. Radiator, pvc double glazed, frosted glass window and an extractor.



### Outside

### Parking & Garden

There is a hardstanding/driveway, providing an off road parking space, with additional visitor parking spaces immediately opposite this property.

A paved path completely encircles the park home and there are also attractive, surrounding garden beds/borders, stocked with a considerable variety of plants, shrubs and heathers. There is an external cold water tap and a detached outbuilding (7'1 x 5'4/2.16m x 1.63m), providing useful storage space and/or a small workshop, which has electric power and a frosted glass window. The delightful, split level main patio and garden area is a particularly enticing asset of this property, consisting of a decent sized Indian stone flagged patio on the lower level, surrounded by an attractive rockery, with steps leading up to a second, Indian stone flagged patio, an idyllic place to relax and take in the truly stunning and breath-taking long distance views.

### Directions

Proceed from our office on Church Street into Manchester Road. Go up the hill, past The Greyhound pub on the right and continue on this road, past the turning on the right into Gillians lane, then past the entrance into Letcliffe Park on the left, up the next hill past the houses on the left and the entrance to Dales View Park is further along on the right.

### Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

### Disclaimer

Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

Photographs – Photographs are reproduced for general information only and it must not be inferred that any item is included in the sale with the property.

### House to Sell?

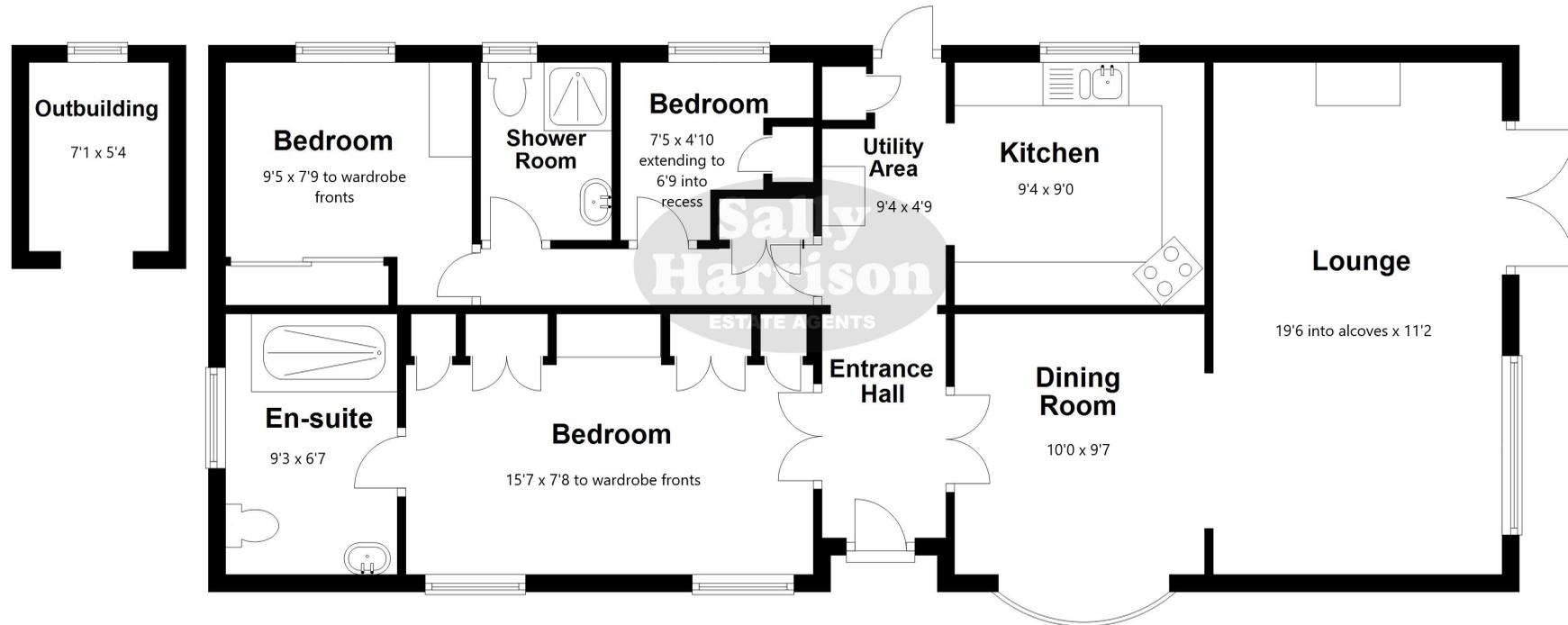
For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

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# FLOORPLAN

## Ground Floor

Approx. 91.9 sq. metres (988.8 sq. feet)



Total area: approx. 91.9 sq. metres (988.8 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this floor plan.

Plan produced using PlanUp.

