Richard Kendall Estate Agent

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# 13 Manor House Caravan Site Manor Lane, Flockton, Wakefield, WF4 4AW

## For Sale Leasehold £48,000

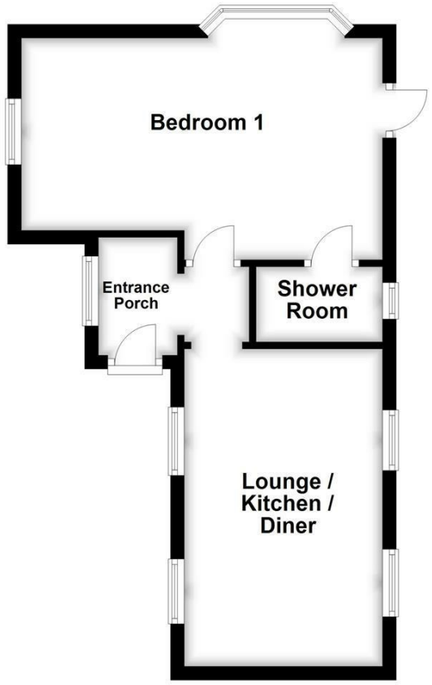
Situated in Flockton is this one bedroom park home with well proportioned accommodation, gardens wrapping around all sides and idyllic walks nearby, this property is certainly not one to be missed for cash buyers only.

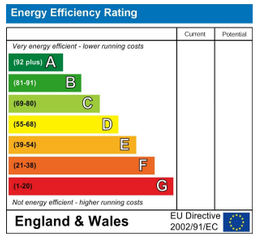
The property briefly comprises of entrance porch, further hallway providing access to the open plan lounge/kitchen/diner, bedroom and the shower room/w.c. Outside pebbled gardens wrap around on all sides with planted areas and beds, as well as pebbled and paved patio areas, perfect for outdoor dining and entertaining.

The property is located within the sought after semi rural location of Flockton with main bus routes running to and from Wakefield city centre. The M1 is only a short distance away, perfect for the commuter looking to travel further afield.

This property would make an ideal purchase for those looking to downsize in the Flockton area. Only a full internal inspection will reveal all that's on offer at this property and an early viewing comes highly advised.

### Ground Floor




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES www.mortgagesolutionsofwakefield.co.uk
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 339572,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
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Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

## ACCOMMODATION

### ENTRANCE PORCH
3'11" x 5'8" (1.2m x 1.75m)
UPVC double glazed window to the side, central heating radiator and opening through to the further hallway.

### HALLWAY
3'7" x 3'1" (1.11m x 0.95m)
Opening to the open plan lounge/kitchen/diner and door through to the bedroom.

### LOUNGE/KITCHEN/DINER
9'8" x 15'2" (2.95m x 4.64m)
Range of wall and base units with laminate work surface over, stainless steel double sink and drainer with mixer tap, integrated oven with four ring gas hob, partial stainless steel splash back and extractor hood. Space and plumbing for a washing machine and fridge freezer. UPVC double glazed windows to either side and two central heating radiators.

### BEDROOM
17'5" x 10'8" (max) x 9'3" (min) (5.32m x 3.27m (max) x 2.84m (min))
UPVC double glazed window to the side, UPVC double glazed bay window to the rear and UPVC double glazed frosted door leading out to the side of the property. Door to the shower room, partial coving to the ceiling, two central heating radiators and gas fireplace.

### SHOWER ROOM/W.C.
3'10" x 6'5" (1.18m x 1.96m)
UPVC double glazed frosted window to the side, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and shower cubicle with shower head attachment and glass shower screen.

### OUTSIDE
To the front, the garden is mainly pebbled with planted features, raised decked steps leading to the front door. Wrapping around the side, the pebbled garden continues with further planted areas and planted beds. Whilst to the rear, a further pebbled patio area, perfect for outdoor dining and entertaining with raised planted beds and timber shed.

### PLEASE NOTE
There is a service charge/ground rent charge of £106 (pm) We are informed that the park home is classed as a permanent residence and is connected to mains services, water gas and electricity payable in addition to the service charge.

### COUNCIL TAX BAND
The council tax band for this property is A.

### FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

### VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

### EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.