

Ornella's Estates

PROUDLY INDEPENDENT



7 Mill Lane

Hawthorn, Leeds, LS20 8PQ

Price £65,000



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INTRODUCTION

SET IN A PRESTIGIOUS LOCATION ON THE END OF THE BEAUTIFUL PICTURESQUE VILLAGE OF HAWTHORNTHWAITE, WE ARE DELIGHTED TO OFFER FOR SALE THIS STUNNING AND BEAUTIFULLY PRESENTED LODGE. SET IN A PEACEFUL COUNTRY SETTING, YET WITHIN EASY ACCESS TO GUISELEY AND BAILDON TOWN CENTRES, LOCAL AMENITIES AND TRANSPORT LINKS, INCLUDING GUISELEY TRAIN STATION, FOR THOSE OF YOU WHO ENJOY THE TRANQUIL LIFE WITHOUT THE HASSLE OF HAVING LARGE UTILITY BILLS AND MORTGAGES ETC., THIS PERFECT LIFESTYLE IS FOR YOU. SPEAKING FROM EXPERIENCE, THIS HAS BEEN THE BEST MOVE FOR ME AND THE LIFESTYLE I HAVE NOW AND TRANQUILITY HAS GIVEN ME A NEW LEASE OF LIFE. ALONG WITH OUR OWN HUDSONS PUB AND THE FRIENDLY WELCOME FROM OUR LOVELY LANDLADY AND LANDLORD, YOU WILL FEEL QUITE AT HOME. SET IN ACRES OF STUNNING COMMUNAL GROUNDS AND FARMLAND WITH BREATH TAKING VIEWS, YOU WILL WISH YOU COULD OF DONE IT SOONER. AS YOU WOULD EXPECT THIS LOVELY CABIN COMES WITH SOME LOVELY FEATURES. AS YOU ENTER, YOU IMMEDIATELY GET THE FEELING OF SPACE. COMPRISING OPEN PLAN KITCHEN/DINER AND SITTING ROOM WITH WOOD BURNING STOVE, TWO BEDROOMS AND HOUSE SHOWER ROOM. TO THE FRONT OF THE PROPERTY THERE IS A BALCONY SEATING AREA WHICH GOES AROUND TO THREE SIDES, PAVED FOR EASE OF MAINTENANCE. THERE IS A DECKED SEATING AREA TO THE REAR OF THE

PROPERTY WHICH LOOKS PEACEFULLY OVER THE WOODS AND BECK. THERE IS ALSO THE ADDED BONUS OF TWO outhouses, one for storage and the other for the gas bottles. EARLY VIEWING STRONGLY RECOMMENDED. PLEASE CALL 01943 661505 TO ARRANGE A VIEWING. DO NOT MISS OUT. LEASEHOLD

HOW TO FIND THE PROPERTY
SAT NAV LS20 8PQ

ACCOMMODATION

As you approach this prestigious caravan park, you immediately get that feeling of I could live here. Surrounded by acres and acres of stunning communal grounds and views over open fields, the tranquility, and life style you get is next to none. Set is a lovely peaceful cul-de-sac position, you are not overlooked and the views are stunning.

OPEN PLAN KITCHEN/DINER AND SITTING ROOM

32'11 max x 11'11 (10.03m max x 3.63m)

As you enter you immediately get the feeling of how spacious this log cabin is. Comprising windows to the front, side and rear elevations. There is two entrance doors one to the front and a glass door to the rear leading to a decked seating area. There is a wide range of modern wall and base units, with contemporary work surfaces over, three gas hob and extractor fan. Asterite style sink with mixer tap over. Points for washing machine and fridge freezer. Integrated dishwasher. Tiled splash back. Two storage cupboards, one has the Ideal boiler in which is two years old. TV point and wood burner.

Tel: 01943 661506

BEDROOM.1.

9'5 x 7'3 (2.87m x 2.21m)

Comprising window to the side elevation. Fitted cupboards, single radiator

BEDROOM.2.

9'2 x 6'7 (2.79m x 2.01m)

Comprising window to the side elevation. Radiator and fitted cupboard.

HOUSE SHOWER ROOM

6'10 into recess x 4'1 (2.08m into recess x 1.24m)

Newly installed shower room comprising walk in shower cubicle, vanity unit with built in wash hand basin, low level w.c. Extractor fan. Radiator. Windows to the front elevation.

OUTSIDE

OUTHOUSES

There are two outhouses with this property. One for the gas bottles, the other for storage.

GARDENS

Accessed via a gate there is an enclosed balcony seating area which goes to two sides of the property. Paved for ease of maintenance. To the rear there is

decked seating area overlooking the woodlands and beck. GREAT FOR RELAXING.

GROUND RENT

PLEASE NOTE THAT THERE IS A GROUND RENT OF £4,999.00 PER ANNUM.

PROPERTY OMBUDSMAN

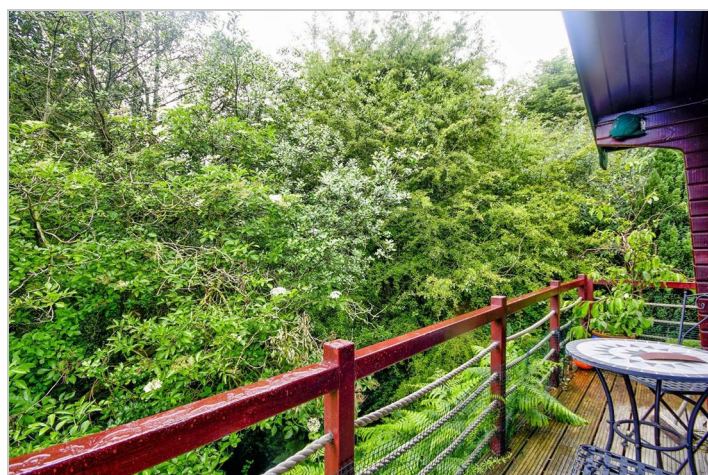
ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.

FEBRUARY VACATE

PLEASE NOTE THAT DURING THE MONTH OF FEBRUARY YOU HAVE TO FULLY VACATE THE PARK



Road Map



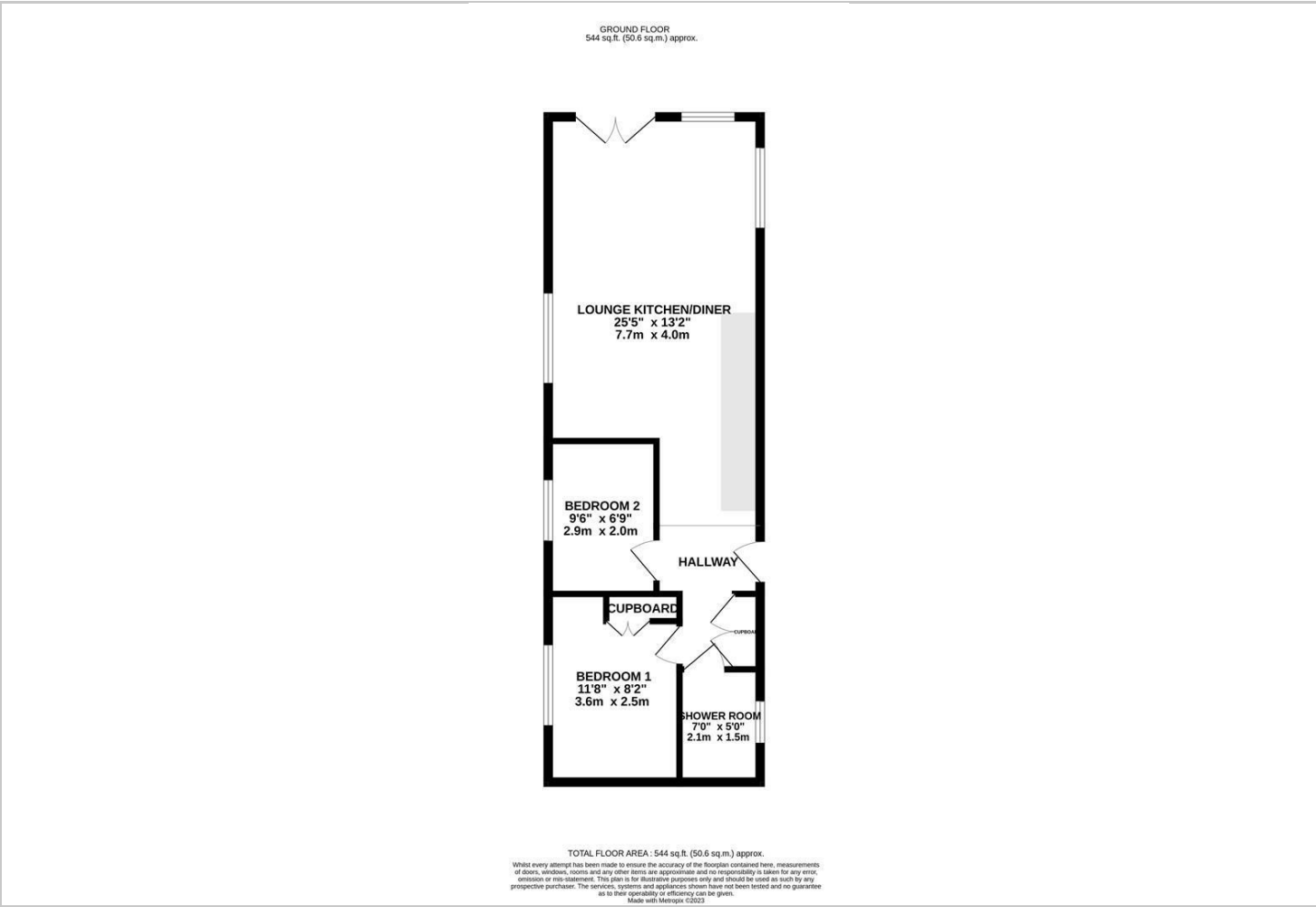
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Ornella's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.