



## 8 Warmleigh Park Roper Lane, Queensbury, Bradford, BD13 2NR

£100,000

- TWO BEDROOM PARK HOME
- SOME UPDATING REQUIRED
- GAS CENTRAL HEATING
- OFF-ROAD PARKING
- SUMMERHOUSE & TWO SHEDS
- TWO DOUBLE BEDROOMS PLUS STUDY
- OPEN RURAL VIEWS
- UPVC DOUBLE GLAZING
- DETACHED GARAGE
- LEASEHOLD - FEES APPLY

# 8 Warmleigh Park Roper Lane, Bradford BD13 2NR

**\*\* PARK HOME \*\* TWO DOUBLE BEDROOMS PLUS STUDY \*\* ENVIABLE POSITION \*\* BREATHTAKING PANORAMIC VIEWS \*\* LOUNGE WITH DINING AREA \*\* DRIVEWAY, GARDENS & GARAGE \*\*** Bronte Estates are pleased to offer for sale this detached park home nestled in a rural position off Roper Lane in Queensbury. Warmleigh Park is a small well maintained development, set on the fringes of open countryside, enjoying stunning views towards Halifax and beyond. Although some modernisation is required, there is a spacious layout, driveway, garage and well proportioned gardens.



Council Tax Band: A



## Hall

The side entrance door leads into an 'L' shape hallway with doors off to all rooms, central heating radiator and a storage cupboard.

## Lounge

15'4 x 10'7

Windows to the front and side elevations, central heating radiator, two wall light points and a marble fireplace with a coal effect electric fire.

Archway to:

## Dining Area

8'4 x 6'8

Window to the front elevation, central heating radiator and a door to:

## Kitchen

11'3 x 9'5

Fitted kitchen with a range of base and wall units, laminated work surfaces and splash-back tiling. Electric cooker point, plumbing for a washing machine, one and a half bowl sink and drainer and a useful pantry housing the central heating boiler. Window to the side elevation, central heating radiator and a door to the side elevation.

## Bedroom One

10'3 x 9'6

Window to the rear elevation, two fitted double wardrobes and a central heating radiator.

## Bedroom Two

10'1 x 9'3

Window to the side elevation, two fitted double wardrobes and a central heating radiator.

## Study / Office

6'6 x 5'8

A handy additional room, suitable for storage, an office, study or an occasional bedroom.

Window to the side elevation.

## Bathroom

9'5 x 6'4

White bathroom suite consisting of a panelled bath with shower tap attachment and folding screen, pedestal washbasin and a low flush WC. Central heating radiator and a window to the side elevation.

## External

Patio garden to the front with a hedge boundary. Decked patio to the side. An enclosed rear garden (requiring some maintenance) with two sheds, summerhouse, gravel area, raised flowerbed and a garden pond. Single detached garage, driveway for one car and behind the garage is a further patio area. Stunning rural views to the front towards Halifax and beyond.

## Additional Information

This park home is Leasehold and there is a monthly round rent / service charge to pay for maintenance of the grounds. The current charge is £65 per calendar month but a new lease will be drafted for the new owner and the monthly charge will be reviewed.

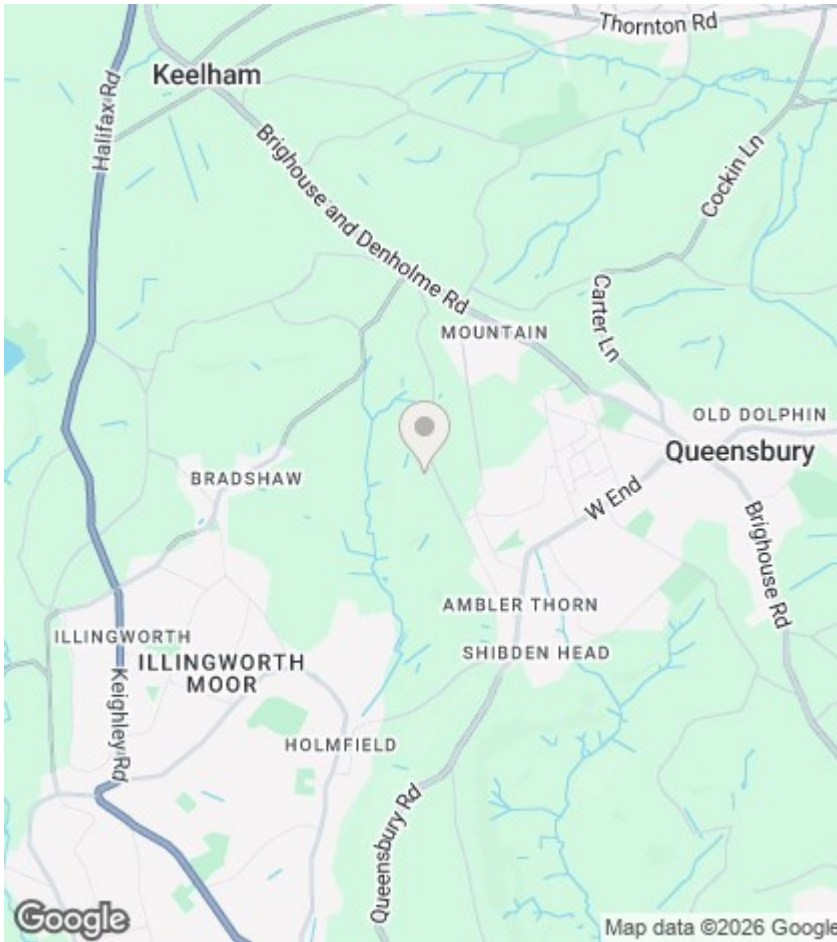
This is a small park with seven other homes. There are no facilities on site.

EPC Exempt.

PLEASE NOTE - 10% of the agreed purchase price is paid to the Park owner upon completion.







## Directions

## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## EPC Rating: