



Ladstone Park, Norland Sowerby Bridge HX6 3SB

Not for marketing purposes INTERNAL USE ONLY

welcome to

Ladstone Park, Norland Sowerby Bridge

Beautifully presented two-bedroom park home for over 45's situated on Ladstone Park in Norland. Offering spacious living accommodation, stunning rural views, driveway parking, useful storage and peaceful surroundings, whilst remaining within easy reach of local villages.



Dining Room

9' 11" x 8' 1" (3.02m x 2.46m)

Kitchen

10' 6" x 9' 3" (3.20m x 2.82m)

Lounge

19' 4" x 10' (5.89m x 3.05m)

Bedroom 1

12' 8" x 9' 6" (3.86m x 2.90m)

Bedroom 2

9' 10" x 9' 4" (3.00m x 2.84m)

Bathroom**Disclaimer**

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Ladstone Park, Norland Sowerby Bridge

- Stunning Countryside Views
- Spacious Two-Bedroom Park Home
- Driveway Parking And Useful Storage
- Peaceful Rural Norland Location
- Wrap-Around Decking And Gardens

Tenure: EPC Rating: C
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SWB109610 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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01422 833553



sowerbybridge@williamhbrown.co.uk



14 Wharf Street, SOWERBY BRIDGE, West
Yorkshire, HX6 2AE



williamhbrown.co.uk