



25 Hook Bank Hanley Castle, WR8 0BQ

Welcome to this charming park home located in the picturesque Hook Bank Residential Mobile Homes in Hanley Castle, Near Malvern. This delightful property boasts a fitted kitchen, living room, two bedrooms and a newly fitted wet room. Situated in a popular village location, this park home offers a tranquil and quiet setting, ideal for those seeking a peaceful retreat. The property also benefits from stunning views, providing a picturesque backdrop for everyday living. With parking available, convenience is at your doorstep. Additionally, the property is offered with no onward chain, making the buying process smooth and hassle-free.

£69,950

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Entrance Hall

A paved pathway leads to the front door, which in turn opens to the Entrance Hall. With doors off to all rooms.

Fitted Kitchen

10'3" x 9'10" (3.14m x 3m)

Comprehensively fitted with a range of base and eye level units, working surfaces and tiled splashback. Stainless steel sink unit with drainer and mixer tap, single electric oven with four ring gas hob and extractor above. Under counter fridge, freezer, washing machine and condensing tumble dryer. Dual aspect double glazed windows to the side aspects. Wall mounted gas combination boiler, radiator.

Living Room

9'10" x 9'6" (3m x 2.9m)

A light room with double glazed sliding doors to the rear aspect opening out on to the decked seating area and provides stunning views over open countryside and towards the Malvern Hill's. Double glazed window to the side aspect, radiator and wood effect flooring.

Bedroom One

9'10" x 7'6" (3m x 2.3m)

Double glazed window to the front aspect, radiator.

Bedroom Two

7'3" x 6'6" (2.22m x 2m)

Double glazed window to the side aspect, radiator.

Wet Room

7'2" x 6'2" (2.2m x 1.9m)

The newly fitted Wet Room comprises a low flush WC and floating sink unit with tiled splashback. Mains shower with enclosure, non slip flooring and fully tiled walling around the shower. Wall mounted mirror cabinet and obscured double glazed window to the side aspect. Radiator.

Outside

The garden wraps around the property predominantly laid to lawn with hedge boundary. A paved pathway leads to the garden store and to the raised south facing decked seating area, from where views over open countryside and the full length of the Malvern Hills can be enjoyed. With outside

lighting, tap and space for the gas bottles, serving the gas boiler.

Council Tax Band

We understand that this property is council tax band A. This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Agents Note

Residents must be aged 60 years or over. The property benefits from off road parking with further visitor parking available.

We are advised (subject to legal verification) that the property is Leasehold subject to a monthly site fee. This fee is paid to the manager/owner of the site and is currently £170 per month (subject to verification).

Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement



Floor Plan

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.