



JOHN'S FOLLEY

BUTTERWORTH END LANE HX6 3SD



£155,000



STATIC CARAVAN ON **FREEHOLD PLOT**
PLANNING PERMISSION FOR LOG CABIN
OUTSTANDING FAR-REACHING VIEWS
SITTING ROOM WITH MULTI-FUEL STOVE
FITTED KITCHEN WITH APPLIANCES
TWO BEDROOMS WITH FITTED WARDROBES
NEWLY FITTED THREE-PIECE SHOWER ROOM
DECKED BALCONY & LANDSCAPED GARDEN



Stunning views in an enviable setting, this Freehold plot of land, has planning permission granted for the building of a log cabin (application number 17/90587/BDWELN). Work has commenced on the footings in order to satisfy the conditions of the planning permission and passed inspection by Building Control.

There is a newly refurbished static caravan in situ, offering immaculate accommodation comprising of a sitting room with wood burning stove, brand new fitted kitchen with integrated hob, oven, fridge/freezer and washing machine, one double and one single bedroom, both with fitted wardrobes and a brand new three-piece shower room.

The outside areas have been landscaped with a tarmacked parking pad, stone steps and lawn and abuts open fields with far-reaching views over the neighbouring fields.



SITUATION

Enjoying a peaceful rural location close to the desirable village of Norland, nearby amenities include a country pub, golf course and village school with a general store/post office and farm shop in the neighbouring village of Barkisland. The more extensive amenities of Sowerby Bridge are within a 5 minute drive and the M62 motorway is easily accessible providing excellent commuter links to Leeds, Bradford and Manchester.

SERVICES

The caravan benefits from Calor gas central heating, mains water, septic tank drainage and mains electricity.

COUNCIL TAX BAND - A

EPC RATING - TBA

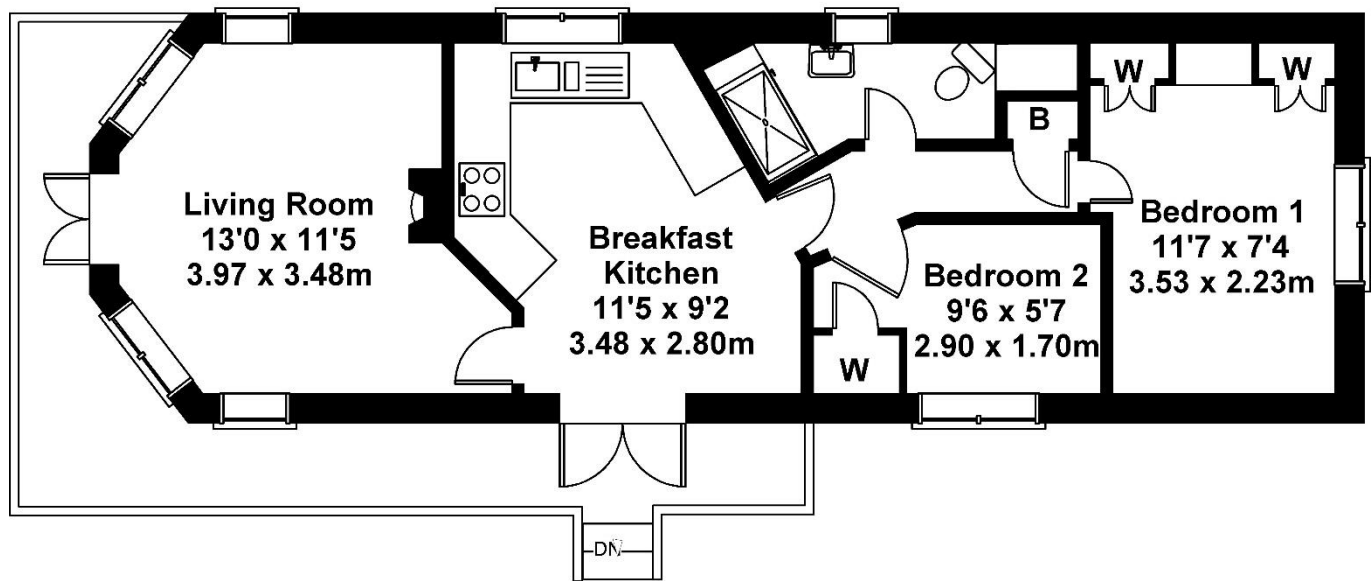
DIRECTIONS

From Ripponden follow the Elland Road uphill passing the Fleece Inn on the left and keep on this road until the top of the hill, turning left at the signpost for Norland. Proceed on this road and the gated entrance to John's Folley is on the left hand side, identified by our For Sale board.





**Approximate Gross Internal Area
456 sq ft - 42 sq m**



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