

**Pendle View, Three Rivers Woodland Park, West Bradford. BB7
3JR**

£85,000

FOR SALE



stones young
sales & lettings

Clitheroe
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PROPERTY DESCRIPTION

This beautiful fully residential modern detached park home is attractively situated within Three Rivers Woodland Park, an enviable tucked away location within easy distance to nearby villages and the bustling market town of Clitheroe with its array of local amenities. Home owners are spoilt for choice with so many fabulous countryside walks and country pubs on the doorstep and there are fantastic facilities on site to enjoy the use of including an indoor swimming pool, bar, clubhouse and woodland café.

This lovely home is well appointed and has been well maintained by the current owner both internally and externally with light and airy open plan living accommodation providing a light filled lounge with French doors onto a delightful elevated decked patio. The attractive modern kitchen benefits from ample storage in the form of base and eye level units with laminate work tops and space for under counter and free standing appliances. A wonderful breakfast bar provides a relaxed space for dining. There is a main double bedroom complete with fitted wardrobes. Bedroom two is a single bedroom with built in storage. Completing the internal accommodation is the stylish three piece bathroom suite in white.

Externally, there are front, side and rear private garden areas perfect for seating and capturing the sunshine throughout the day. Driveway parking is available for three cars. There are cold water taps, power points and lighting.

Please note that the annual site fees are approx. £158.01 per month including water and drainage. Council Tax Band A. The site is pet friendly. Over 50 requirement and criteria to be met, please ask for further details. Internal viewing is highly recommended to fully appreciate this wonderful park home and the fabulous location of the site.

FEATURES

- Attractive Detached Residential Park Home
- Beautifully Presented Throughout
- Light and Airy Accommodation
- Two Bedrooms, Modern Bathroom
- Superb Gardens With Delightful Patio
- Ample Parking
- Wonderful On-site Facilities
- Gas Central Heating; uPVC Double Glazing
- Desirable Over 50's Development
- Impressive Outlook; Pet Friendly



ROOM DESCRIPTIONS

Entrance Porch

7' 2" x 4' 3" (2.18m x 1.30m)
uPVC double glazed external door, uPVC double glazed windows, wood style flooring.

Hallway

5' 10" x 4' 9" (1.78m x 1.45m)
uPVC double glazed door, wood style flooring, Panelled radiator, telephone point.

Open Plan Kitchen & Living Area

15' 4" x 11' 6" (4.67m x 3.51m)
Modern fitted cream wall, base and drawer units with complementary laminate working surfaces, 4-ring gas hob, electric oven, stainless steel sink drainer unit with mixer tap, space for washing machine, uPVC double glazed window, Island breakfast bar with seating and shelving, wood style flooring, built in store cupboard also housing Baxi combination gas central heating boiler.
Living Area.. panelled radiator, carpet flooring, attractive feature fireplace surround, 2x double glazed windows, uPVC double glazed french doors leading out to lovely decking area overlooking private garden and woodland beyond.

Bedroom One

7' 5" x 9' 10" (2.26m x 3.00m)
Carpet flooring, double glazed window, panelled radiator, fitted wardrobes.

Bedroom Two

4' 3" x 8' 7" (1.30m x 2.62m)
Carpet flooring, panelled radiator, uPVC double glazed window overlooking garden, built-in cupboard.

Bathroom

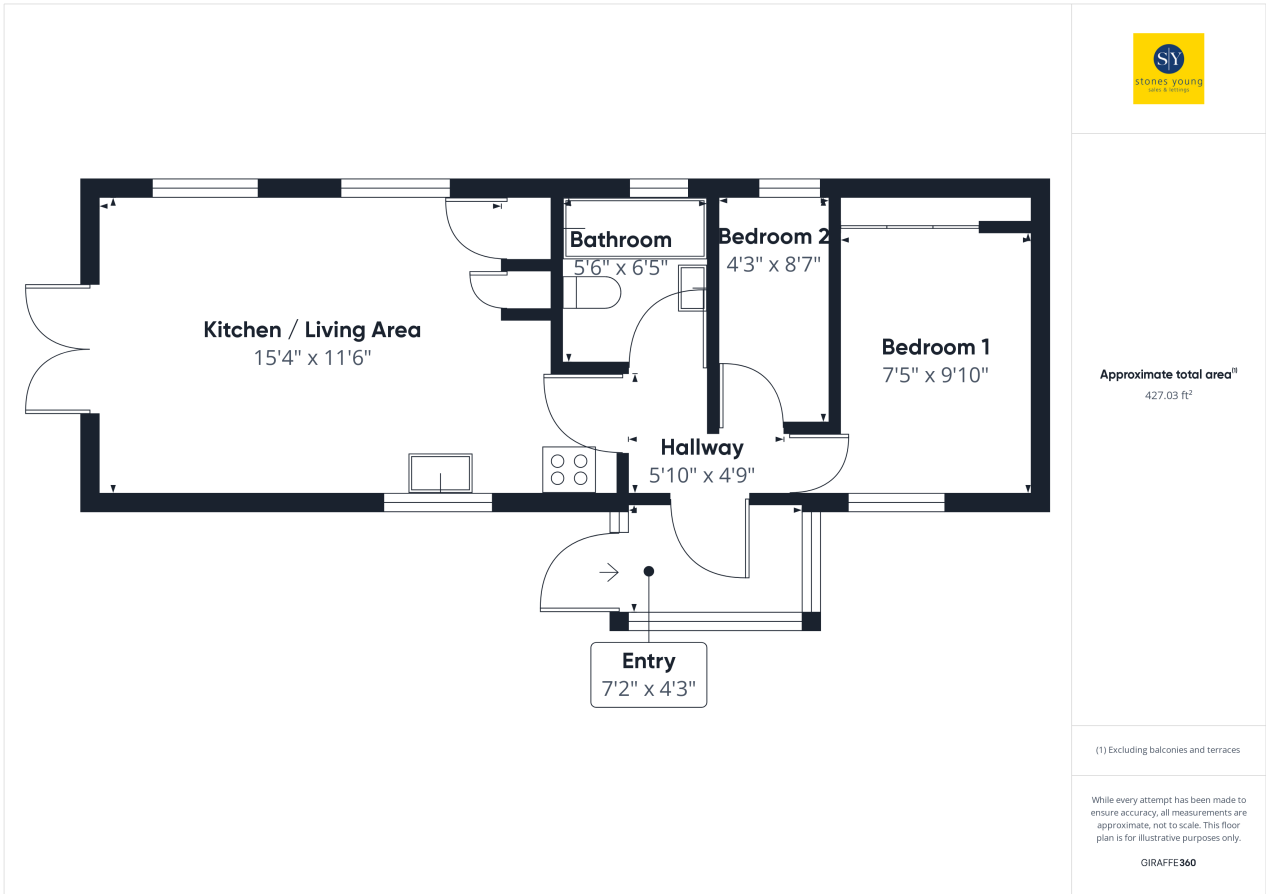
5' 6" x 6' 5" (1.68m x 1.96m)
Modern white 3-pce white suite comprising bath with rain shower over and additional shower fitment, part tiled walls, pedestal was basin with mixer tap, fitted wall mirror, low level w.c. with push button flush., chrome fitted towel rail, fitted wall unit, panelled radiator, wood style flooring, uPVC double glazed window, extractor fan.

Additional Site information

Over 50's Fully Residential Park Home
Pet Friendly
Tax Band A
Site Fees £158.01 per month including water and drainage
Residents Association
On Site Facilities include-
Swimming Pool
Weekly activity groups - such as line dancing, board games, crafting and gardening
Woodland Cafe
Clubhouse & Bar



FLOORPLAN



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.