



3 Pendle View Three Rivers Woodland Park, West Bradford

£175,000 Leasehold

Council Tax band: A

Tenure: Leasehold



Set within a serene and inviting environment, this 3 bedroom detached park home presents an opportunity to reside in comfort and style. The property is beautifully presented throughout with a modern touch. The light and airy accommodation comprises a lounge and a bright modern kitchen diner, offering a perfect space for both relaxation and entertainment. The property features 3 bedrooms, including a modern en-suite and a bathroom, ensuring ample space for personal retreat. Residents will appreciate the wonderful on-site facilities and the serene surroundings. Additionally, the patio gardens, storage, and driveway for 1 car provide convenience and practicality for daily living. This desirable over 50's complex offers a tranquil living experience and comes with the advantage of no onward chain.

The well-kept outside space that complements the allure of the property. The driveway parking for 1 car ensures easy access and convenience. The property features lawned front gardens with a paved patio area and storage. Viewing is recommended.

With its well-maintained interior and sought-after location within the residential park, this property offers a peaceful and secure living environment for those seeking a quality lifestyle.

Please note that the annual site fees are approx. £3211.48 per annum 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.

- Attractive Detached Residential Park Home
- Beautifully Presented Throughout
- Lounge, Bright Modern Kitchen Diner
- Light & Airy Accommodation
- 3 Bedrooms; Modern En-suite & Bathroom
- Wonderful On-site Facilities
- Patio Gardens, Storage & Driveway For 1 Car
- Over 50's Complex; No Onward Chain



Entrance Hallway

uPVC front door, 2 x storage cupboards.

Lounge

uPVC double glazed windows, views across towards Pendle Hill and woodland, feature fireplace surround, TV point, panel radiator.

Dining Kitchen

Modern fitted kitchen with wall and base units, laminate worktops and splashback, under unit lighting, sink drainer unit with mixer tap, plumbing for washing and dishwasher, integrated electric oven, microwave and 4-ring gas hob, tiled and wood effect flooring, panel radiator, dining area, uPVC double glazed windows, uPVC double glazed external door.

Bedroom One

Double bedroom with carpet flooring, modern fitted wardrobes and cupboards, TV point, uPVC double glazed window, panel radiator.

En-suite Shower Room

Modern 3-pce white suite with shower enclosure with direct feed shower, vanity wash basin with mixer tap and surround, cupboard under and concealed low level w.c., panel radiator, shower panelled walls and ceiling, recessed spotlights, extractor fan, uPVC double glazed window.

Bedroom Two

Double bedroom with carpet flooring, fitted wardrobes and cupboard, TV point, panel radiator, uPVC double glazed window.

Bedroom Three

Single bedroom with carpet flooring, panel radiator, uPVC double glazed window.

Bathroom

Modern 3-pce white suite comprising panelled bath with thermostatic shower over, low level w.c., vanity wash basin with mixer tap and cupboard under, feature vertical panelled radiator, shower panelled walls and ceiling, recessed spotlights, extractor fan, uPVC double glazed window, cushioned vinyl flooring.

Additional Information

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





Approximate total area⁽¹⁾
731 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

You can include any text here. The text can be modified upon generating your brochure.