



59 Pendle View Three Rivers Woodland Park, West Bradford

£149,000 Freehold

Council Tax band: A

Tenure: Freehold



Nestled in a sought-after location, this well-appointed 2 bedroom detached park home offers a serene retreat for those seeking tranquillity and community living. The property boasts a charming interior with fitted wardrobes in both bedrooms, creating a sense of space and functionality. The open plan lounge and dining area provides a perfect setting for relaxing or entertaining, while the bright fitted kitchen and modern 3-piece shower room offer convenience and style. Situated on a superb spacious plot with lawned gardens, a rear patio, and private parking for 1 car, this home is a true gem within the complex.

Outside, the property further impresses with its meticulously maintained lawned gardens and spacious rear patio, providing a perfect outdoor sanctuary for enjoying al fresco dining or simply soaking up the sunshine. The estate's excellent on-site facilities enhance the appeal of this property, offering a leisurely lifestyle with access to various amenities. The captivating combination of a peaceful residential setting and convenient features make this park home a wonderful opportunity to purchase.

Please note, the annual site fees are approx. £3300.00 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.

- Well Appointed Detached Residential Park Home
- 2 Bedrooms - With Fitted Wardrobes; Hallway
- Attractive Interior Finish & Layout
- Superb Plot With Lawned Gardens and Rear Patio
- Excellent On-Site Facilities; Private Parking
- Open Plan Lounge & Dining Room
- Bright Fitted Kitchen & Modern 3-pce Shower Room
- Sought-After Tucked Away Position On Complex



Lounge & Dining Room

uPVC double glazed external side door, uPVC double glazed windows with pleasant outlooks, TV point, feature fireplace surround and pebble effect electric fire, panelled radiators, open to dining area.

Kitchen

Fitted kitchen with an arrangement of cream wall and base units, laminate worktops, tiled splash back, plumbing for washing machine, sink drainer unit with mixer tap, eye level electric oven and grill, 4-ring gas hob and extractor filter canopy over, kick plinth heater, uPVC double glazed window and external door.

Hallway

Storage cupboards.

Bedroom One

Double bedroom with carpet flooring, fitted wardrobes, panelled radiator, uPVC double glazed window.

Bedroom Two

Single bedroom with carpet flooring, fitted wardrobes, panelled radiator, uPVC double glazed window, private outlooks to rear garden.

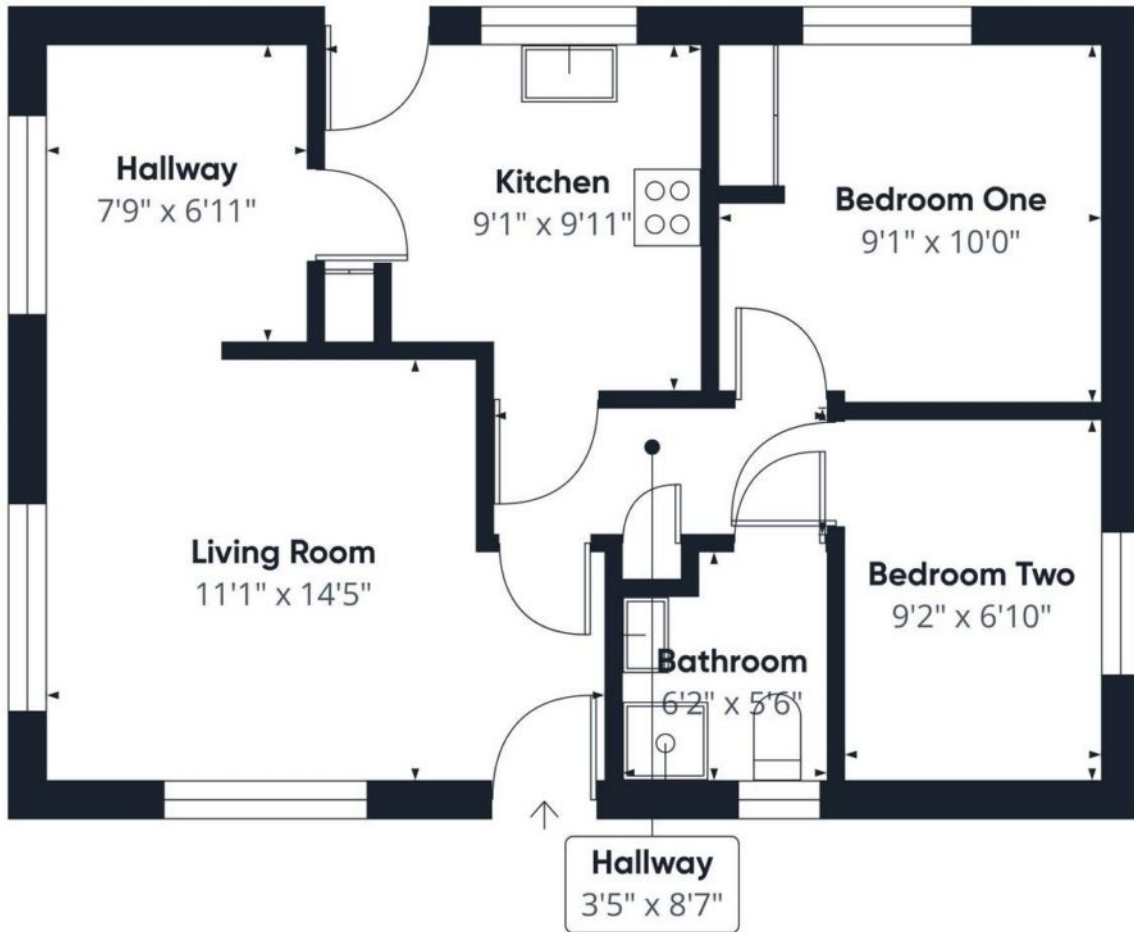
Shower Room

Bright 3-pce white suite comprising shower enclosure with thermostatic shower, vanity wash basin with cupboard under and mixer tap, low level w.c., uPVC double glazed window, panelled radiator, wood style flooring, extractor fan.

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⁾
498 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.

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