



## 12a Oak Ridge Three Rivers Woodland Park, West Bradford

£125,000

A generous 2-bed detached park home in a tranquil residential park. Features spacious accommodation, bright kitchen diner, en-suite, office space, gas central heating, and uPVC double glazing. Garden with potential for landscaping. On-site facilities. Two-car parking. Peaceful woodland backdrop. Ideal retreat in a well-equipped park setting.

Council Tax band: A





Nestled in a tranquil residential park, this charming 2-bedroom detached park home offers spacious accommodation comprising two double bedrooms, with the master bedroom benefiting from an en-suite shower room. The property boasts a bright fitted kitchen diner with a convenient utility area, alongside a welcoming lounge, hallway with storage, and a useful office space. A 3-piece bathroom, complete with gas central heating and uPVC double glazing, ensures comfort and convenience throughout. The garden presents a blank canvas for enthusiasts, offering further potential for landscaping. Residents can also enjoy the fantastic on-site facilities, adding to the allure of this residential park home.

The outside space of this park home offers further potential for potential landscaping, whilst presently in need of repair, showcases promise for future landscaping or decking projects. Privacy is assured in the rear garden, which overlooks a serene woodland backdrop, creating a peaceful outdoor sanctuary for residents to enjoy. There is parking with space for two cars available to the side of the park home, allowing for convenient access in and out of the property. With a blend of potential and practicality, this park home offers a unique opportunity for buyers seeking a tranquil

retreat within a well-equipped residential park setting. Please note, the annual site fees are approx. £3440.00 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. The park home was installed with a new roof, insulation and solar panels in 2024.

- Spacious Detached Residential Park Home
- 2 Double Bedrooms - En-suite To Master
- Bright Fitted Kitchen Diner & Utility Area
- Lounge, Hallway With Storage; Useful Office
- 3-pce Bathroom, Gas CH & uPVC Double Glazing
- Garden Offers Further Potential For Landscaping
- Front Lawn & Parking For 2 Cars
- Excellent On-Site Facilities



**Hallway**

uPVC double glazed door, panel radiator, built in storage cupboards.

**Lounge**

Spacious room with panel radiators, uPVC double glazed windows overlooking rear woodland, TV point.

**Kitchen Diner**

Fitted wall and base units with laminate worktops, sink drainer unit with mixer tap, integrated electric oven with 4-ring gas hob and extractor canopy over, plumbing for dishwasher, panel radiator, uPVC double glazed windows, tiled effect flooring.

**Utility**

Wall and base units with laminate worktops, plumbing for washing machine, built in fridge freezer, cupboard housing wall mounted Worcester combination gas central heating boiler, tiled effect flooring, panel radiator, uPVC double glazed door.

**Office**

Carpet flooring, panel radiator, fitted desk, uPVC double glazed window overlooking woodland.

**Bedroom One**

Double room with carpet flooring, uPVC double glazed window, panel radiator, fitted drawers, TV point, walk-in wardrobe with shelving and hanging space.

**En-suite Shower Room**

3-pce white suite comprising, shower enclosure, pedestal wash basin, low level w.c., uPVC double glazed window, extractor fan, panel radiator.

**Bedroom Two**

Small double room with carpet flooring, fitted wardrobes, panel radiator, uPVC double glazed window.

**Bathroom**

3-pce white suite comprising panel bath, low level w.c., pedestal wash basin,, part tiled walls, panel radiator, uPVC double glazed window, extractor fan.

**Additional Information**

Additional Site information Over 50's Fully Residential Park Home Site Fees £3440.00 per annum 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







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