

18 Beech Grove Three Rivers Woodland Park, West Bradford

£210,000 Freehold

Stunning 2-bed detached park home in tranquil setting. Modern interior, open plan living/dining kitchen, 2 double beds, modern bathroom. South facing decked patio, energy-efficient with solar panels and new roof. Driveway for 2/4 cars. Spacious plot, private cul-de-sac. £2996.64 annual site fees incl. water/drainage. Pet friendly. No onward chain.

Council Tax band: A

Tenure: Freehold



Nestled within a tranquil setting, this charming 2 Bedroom Detached Park Home presents a wonderful opportunity for those seeking a comfortable and stylish living space. The property boasts an attractive renovated residential park home on a fantastic elevated spacious plot. Its beautiful modern interior is accentuated by a superb modern open plan living dining kitchen, offering a seamless flow ideal for both relaxation and entertainment. Accommodation includes 2 double bedrooms, a modern 3-piece bathroom, and excellent on-site facilities, ensuring convenience and comfort. The property features attractive outlooks, with a south facing large PVC decked patio providing a perfect spot for outdoor enjoyment. Newly installed roof and insulation, complete with solar panels, offer energy efficiency and cost savings. An excellent 2/4 car driveway and sought-after position complement the package. With no onward chain, this fully residential property is ready for its new owners to move in and enjoy.

Outside, the property reveals a beautiful spacious plot on a tucked away private cul-de-sac, featuring a tarmac driveway with private parking for up to 4 cars. Side pathways lead to an immaculate Indian stone

flagged patio includes a handy storage shed and fencing surround. The rear of the property showcases a superb elevated PVC decked patio area, recently installed and boasting a PVC balustrade surround with attractive aspects over the grounds.

Please note, the annual site fees are approx. £2996.64 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. The exterior was re-cladded in 2024 with a 10 year warranty.

- Attractive Renovated Residential Park Home
- Fantastic Elevated Spacious Plot
- Beautiful Modern Interior
- Superb Modern Open Plan Living Dining Kitchen
- 2 Double Bedrooms & Modern 3-pce Bathroom
- Excellent On-site Facilities
- Attractive Outlooks - South Facing Large PVC Decked Patio
- Newly Installed Roof & Insulation with Solar Panels
- Excellent 2/4 Car Driveway; Sought After Position
- No Onward Chain - Fully Residential



Entrance Hallway

uPVC double glazed door, panelled radiator, storage cupboards also housing Baxi combination gas boiler, panelled ceiling, part panelled walls.

Open Plan Living Dining Kitchen

Spacious open plan space with uPVC French doors and windows to a lovely decked patio, TV point, panel radiators, media wall with log effect electric plasma fire.

Kitchen Area

Modern fitted kitchen with laminate worktops, tiled splashback, ceramic sink drainer unit with mixer tap, integrated electric oven, 4-ring gas hob, extractor canopy over, plumbing for washing machine and dishwasher, built in fridge freezer, wood style flooring, uPVC double glazed window.

Bedroom One

uPVC double glazed windows, panel radiator, double room with carpet flooring.

Bedroom Two

Double room with carpet flooring, uPVC double glazed window, TV point, panel radiator.

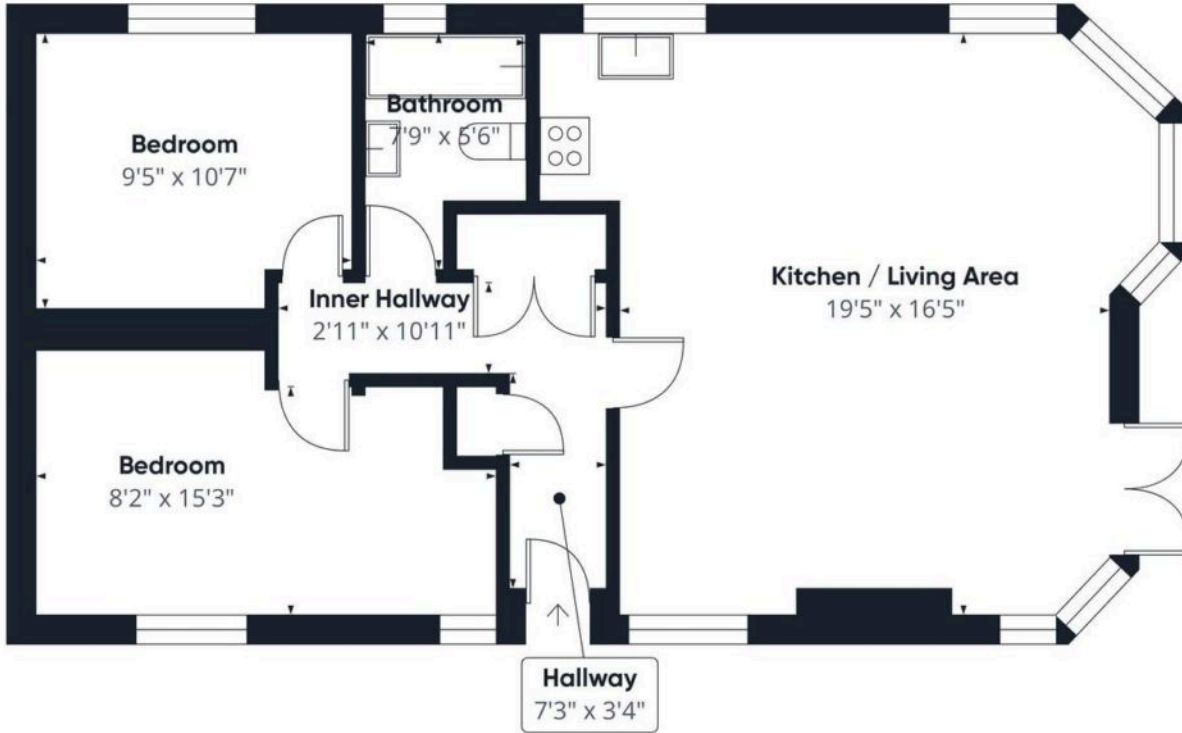
Bathroom

Modern 3-pce white suite comprising panelled bath with mixer tap and shower fitment over, low level w.c., vanity wash basin with mixer tap and cupboards under, extractor fan, panel radiator, tiled effect flooring, uPVC double glazed window, part tiled walls.

Additional Information

Additional Site information Over 50's Fully Residential Park Home Site Fees £2996.64 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





Approximate total area⁽¹⁾
677 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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