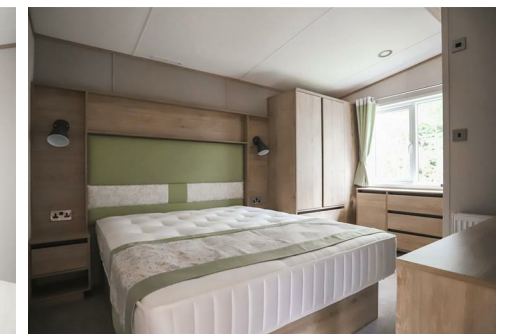




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



## Eaves Hall Lane, West Bradford, BB7 3JG

### Offers Over £69,950

A MODERN, TWO-BEDROOM PARK HOME IN A IDYLIC WOODLAND SETTING ON A LEISURE LICENCE AND CAN BE USED 12 MONTHS OF THE YEAR

Nestled in the heart of the popular and peaceful setting of Three Rivers Woodland Park on the outskirts of West Bradford, this modern and stylish two-bedroom park home is being welcomed to the property market. Despite its seemingly rural setting, the property is only a short distance from the neighbouring town of Clitheroe for all amenities. The park itself has a range of facilities including two bars, café, shop, laundry, gym, yoga room and swimming pool.

The property comprises briefly; entrance into a welcoming hallway with doors leading to two bedrooms, a three-piece shower room and a modern kitchen/diner. The kitchen/diner has open access to the living room which has French doors to a balcony. The master bedroom benefits from an en suite shower room. Externally, the property has a wrap around lawn and gravel chipped off-road parking.

For further information, or to arrange a viewing, please contact our Clitheroe team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents



# Eaves Hall Lane, West Bradford, BB7 3JG

## Offers Over £69,950



- Beautifully Presented Park Home
- Neutral Decoration
- Well Located
- Off Road Parking
- Two Bedrooms
- Contemporary Fitted Kitchen
- Access to Amenities
- Two Bathrooms
- Modern Interior
- Nearby Nature Walks

### Entrance Hall

10'10 x 4'5 (3.30m x 1.35m )  
UPVC double glazed door and window, central heating radiator, wood effect flooring, enclosed boiler, doors leading to kitchen/diner, two bedrooms and shower room.

### Kitchen/Diner

12'7 x 9'7 (3.84m x 2.92m )  
Two UPVC double glazed windows,, mix of wall and base units, laminate worktops, integrated oven and grill with five ring gas hob, glass splashbacks, composite one and a half bowl sink and drainer with mixer tap, integrated fridge and freezer, dishwasher and washing machine, microwave, spotlights, wood effect flooring and open to reception room.

### Reception Room

12'7 x 11'6 (3.84m x 3.51m)  
Two UPVC double glazed windows, central heating radiator, television point, electric log burning effect stove and UPVC double glazed French doors leading to balcony.

### Bedroom One

12'1 x 9 (3.68m x 2.74m)  
UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

### En Suite

5'10 x 3'5 (1.78m x 1.04m )  
UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosed, extractor fan and vinyl flooring.

### Bedroom Two

9 x 6'5 (2.74m x 1.96m )  
UPVC double glazed window, central heating radiator and fitted wardrobes.

### Shower Room

6'2 x 3'5 (1.88m x 1.04m )  
UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosed, extractor fan and vinyl flooring.

### Exterior

Wrap around lawn, gravel chippings and off road parking.

