Keenans

Ground Floor

Three Rivers Woodland Park, West Bradford, BB7 3JT

Asking Price £115,000

A SPACIOUS TWO BEDROOM OFFICE/THREE BEDROOM RESIDENTIAL PARK HOME

12 MONTHS SITE FEES INCLUDED

Nestled within the serene surroundings of Three Rivers Woodland Park in West Bradford, this surprisingly spacious park home presents an excellent opportunity for those seeking a tranquil lifestyle. With three well-proportioned bedrooms, one of which is currently utilised as a study, this property offers versatility to suit your needs.

The heart of the home is a generous open plan living and dining area, which is bathed in natural light, creating a warm and inviting atmosphere. While the property does require modernisation throughout, it boasts an abundance of space that can be transformed into your dream home.

Set on a generous plot, the property features off-road parking and low maintenance gardens, perfect for those who prefer to spend their time enjoying the outdoors rather than tending to extensive landscaping. The home backs onto a picturesque woodland, providing a peaceful backdrop and a sense of privacy.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Tenure Freehold
- On Site Parking
- Low Maintenance Garden
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Two Well Proportioned Bedrooms
- Open Plan Living/Dining Area
- EPC Exempt
- Picturesque Woodland Views
- Sought After Location

Ground Floor

Entrance

UPVC double glazed door to porch.

Porch

11'2 x 4'10 (3.40m x 1.47m)

UPVC double glazed windows, poly carbonate roof, central heating radiator, door to kitchen and UPVC double glazed door to rear.

Kitchen

15' x 9'3 (4.57m x 2.82m)

UPVC double glazed window, panel wall and base units, laminate work top, oven and a microwave in a high rise unit, four ring gas hob, extractor hood, one and a half sink and drainer with mixer tap, space for fridge freezer, plumbed for washing machine, coving and door to reception room two.

Reception Room Two

9'11 x 8'1 (3.02m x 2.46m)

UPVC double glazed window, central heating radiator, coving, archway to reception room one and door to inner hall.

Reception Room One

19'4 x 10'11 (5.89m x 3.33m)

Three UPVC double glazed windows, two central heating radiators, coving and radiant fire.

Inner Hall

Central heating radiator, coving, loft access, smoke alarm, doors to storage, two bedrooms, shower, study (bedroom three) and UPVC double glazed frosted door to side elevation.

Study

6'7 x 6'5 (2.01m x 1.96m)

UPVC double glazed window, central heating radiator, coving and fitted desk.

Shower Room

6'7 x 5'3 (2.01m x 1.60m)

UPVC double glazed frosted window, central heating radiator, low flush WC, vanity top wash basin, corner direct feed shower, coving and extractor fan.

Bedroom One

12'7 x 10' (3.84m x 3.05m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes and door to en suite,

En Suite

7'1 x 6'7 (2.16m x 2.01m)

UPVC double glazed frosted window, central heating radiator, low flush WC, vanity top wash basin, corner bath, coving and extractor fan.

Bedroom Two

10' x 9'3 (3.05m x 2.82m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

External

Patio, bedding areas, gravel chippings for off road parking, paving, garden storage unit and backing on to woodlands.

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