



## Three Rivers Woodland Park, West Bradford, BB7 3JT

### Offers Over £130,000

A SPACIOUS TWO BEDROOM OFFICE/THREE BEDROOM RESIDENTIAL PARK HOME

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.

Located on a popular site on the outskirts of West Bradford, residents can take advantage of a range of facilities, including a swimming pool and an onsite café, enhancing the community feel of the area. This park home is ideal for individuals or families looking for a blend of comfort, space, and a connection to nature. With its potential for modernisation and its enviable

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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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