



## Ribble Valley Country & Leisure Park, Paythorne, Clitheroe, BB7 4JD

- Two Bedroom Holiday Home
- Situated on Ribble Valley Country & Leisure Park
- Two Modern Shower Rooms
- Sliding Doors Lead to Spacious 12ft Veranda
- Fully Fitted U-Shaped Kitchen with Appliances
- Parking Space
- Lovely Lawn & Garden
- Other Homes are Available on this Park, Contact Us for More Information & Prices

**01772 633399**

**info@tempoleisure.co.uk**

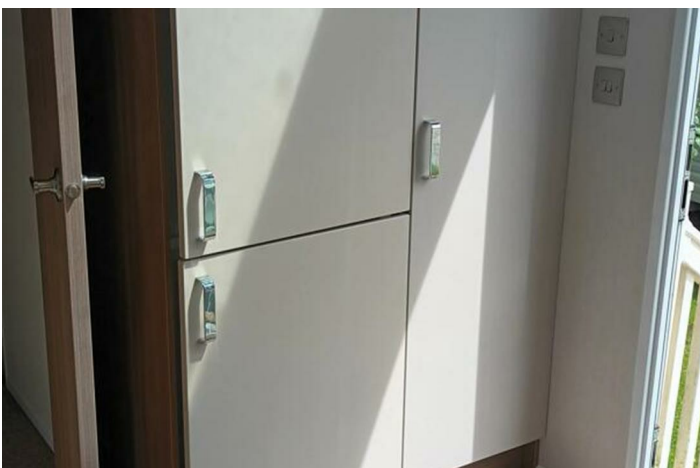
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Contact Annette & Team Tempo ***NOW***

Well presented Chamonix holiday home situated on the fantastic site, Ribble Valley Country & Leisure Park. With two well-appointed bedrooms and two modern shower rooms, this holiday home is perfect for both relaxation and entertaining. As you approach the home, you will find a welcoming entrance featuring three steps and a sturdy rail, leading you into a bright and airy living space. The lounge is enhanced by two sliding doors that open onto a spacious 12ft wide veranda, allowing you to bask in the sun throughout the day, thanks to its south-facing position.

The living area is further illuminated by three Velux skylights, creating a warm and inviting atmosphere. The U-shaped kitchen is fully equipped with a gas hob and oven, microwave, sink, and an upright fridge/freezer, alongside ample cupboard and worktop space.

With its own parking space, a lovely lawn and garden, and an abundance of electric sockets, this holiday home is a perfect blend of convenience and charm, making it an ideal choice for those looking to enjoy the serene beauty of the Ribble Valley. The property benefits from gas central heating with a combi boiler, ensuring warmth and comfort throughout.



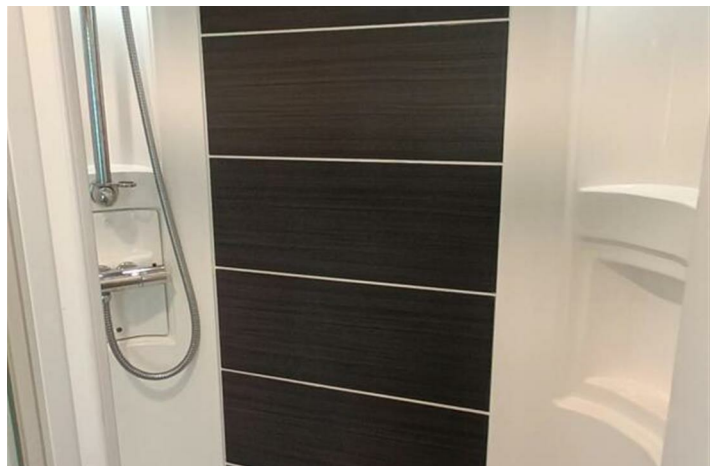
## Additional Information

The lounge is furnished with an L-shaped settee that conveniently converts into a guest double bed, alongside two chairs and a coffee table. A wall-mounted TV above an electric flame effect fire adds a touch of modernity, while the adjacent dining area, complete with a table and four chairs, is ideal for shared meals.

The main bedroom boasts a luxurious king-size bed with ample underbed storage, complemented by two dressing tables, each adorned with large mirrors. A walk-in wardrobe provides generous storage space, while the ensuite shower room features a contemporary design with a rectangular shower base, toilet, washbasin, and a heated towel rail for added comfort.

The second bedroom, furnished with twin beds, also includes a wardrobe and a large mirror, making it a perfect space for guests or family.

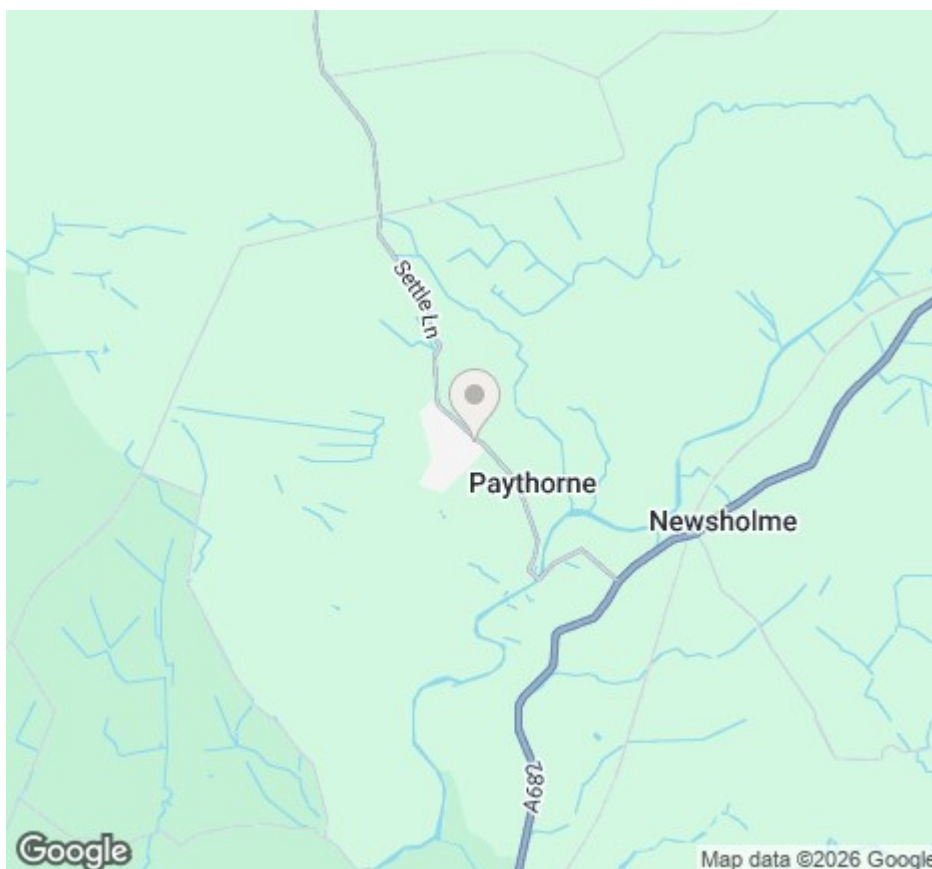
Opposite the second bedroom is the family shower room featuring a rectangular shower base and sliding door, toilet and washbasin. Heated towel rail and ample cupboards for storage complete the shower room. New external electric meter, weather protected, and boiler serviced November 25.





## Viewings

Viewings by arrangement only. Call 01772 633399 to make an appointment.



## Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only. We are advised that the property is subject to site fees.

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### **Arrange A Viewing**

If you are interested in viewing a property through tempoleisure.co.uk please call our team on 01772 633399 or email [info@tempoleisure.co.uk](mailto:info@tempoleisure.co.uk)

### **Property Listing**

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