



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.



## Mill Lane, Gisburn, BB7 4LP

### Offers Over £125,000

A TWO BEDROOM, SPACIOUS PARK HOME WITH OPEN PLAN LIVING AND DECKED TERRACE TO ENJOY THE WOODLAND VIEWS

Nestled on the desirable Ribblesdale Park in the heart of the beautiful Ribble Valley countryside, this two-bedroom park home is being welcomed to the property market. Ideally suited for a couple looking for a rural retreat, the property makes the perfect holiday home and provides easy access towards the neighbouring towns of Skipton and Clitheroe as well as being well situated for accessing the Yorkshire Dales.

The property comprises briefly: entrance into an open plan kitchen/dining room with open access into the living room and inner hall. The inner hall has doors leading to two bedrooms and a three-piece bathroom. The main bedroom benefits from an ensuite shower room. The living room has doors leading to the decked rear terrace. Externally the property boasts a gravel-chipped driveway providing off-road parking for two vehicles. The property has a lawned area accessed from the decking and surrounded by trees and bushes.

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

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# Mill Lane, Gisburn, BB7 4LP

Offers Over £125,000



- Fantastic Park Home
- Spacious Reception Room
- Off Road Parking
- Two Bedrooms
- En Suite To Main Bedroom
- EPC Rating: Exempt
- Contemporary Open Plan Dining Kitchen
- Garden With Decked Terrace & Hot Tub

## Dining Kitchen

19'1 x 13'3 (5.82m x 4.04m)

UPVC double glazed entrance door, two UPVC double glazed windows, central heating radiator, range of wall and base units with laminate surfaces, oven in a high rise unit, five ring gas hob, extractor hood, stainless steel sink with drainer and mixer tap, space for fridge freezer, integrated dishwasher, plinth heater, spotlights, part vinyl flooring, door to the utility cupboard and open access to the reception room and inner hall.

## Reception Room

9'1 x 10'11 (2.77m x 3.33m)

Four UPVC double glazed windows, two central heating radiators, television point and UPVC double glazed door to the decked terrace.

## Inner Hall

Fitted storage and doors to two bedrooms and bathroom.

## Bathroom

6' x 6'6 (1.83m x 1.98m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, tile panelled bath, tiled elevations, extractor fan and tiled flooring.

## Bedroom One

12' x 9'4 (3.66m x 2.84m)

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

## En Suite

6'7 x 4'9 (2.01m x 1.45m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin, direct feed shower unit, tiled elevations and tiled flooring.

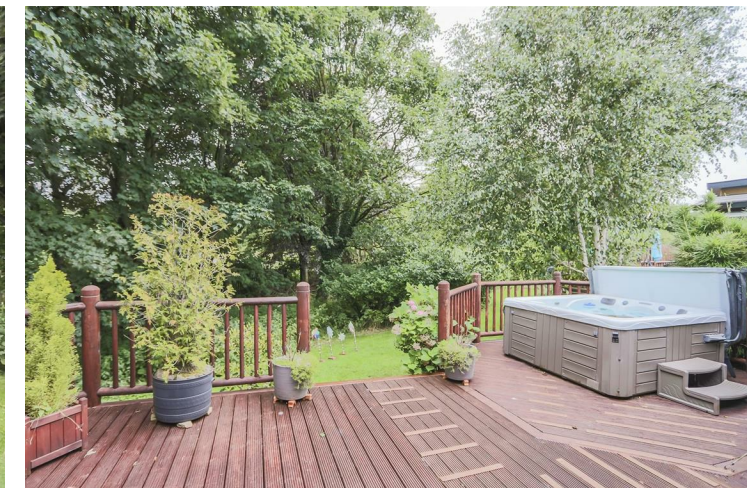
## Bedroom Two

10'1 x 9'4 (3.07m x 2.84m)

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

## External

Gravel chipped driveway providing off road parking, laid to lawn garden area and a decked terrace with a hot tub.



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