



## 35 Crossways Three Rivers Woodland Park, West Bradford

£109,950 Leasehold

**\*\* BEAUTIFUL 2 BEDROOM MODERN DETACHED RESIDENTIAL PARK HOME SITUATED IN A FANTASTIC ELEVATED RURAL SETTING \*\***A stunning home on a good sized plot looking out across woodland with landscaped decking and rear patio gardens with drive for 2 cars and an excellent light and airy open plan interior.

Council Tax band: A

Tenure: Leasehold



Situated in a fantastic position overlooking woodlands, this impressive detached residential park home offers a unique opportunity to enjoy a tranquil lifestyle surrounded by nature. Boasting 2 bedrooms, one with an ensuite, a large gravelled driveway with parking for 2 cars, this property is complemented by excellent on-site facilities.

The outdoor space is just as attractive as the interior, with a lovely raised decking area providing stunning views of the woodlands, a grassed area to the front, and a stone flagged private patio area to the rear. The superb open plan living space is flooded with natural light, thanks to the French doors leading out to the deck. The well equipped fitted kitchen and bathrooms add a modern touch throughout, while the gas central heating and uPVC double glazing ensure comfort year-round. Don't miss out on the chance to call this property your home and experience the perfect blend of indoor comfort and outdoor serenity.

Three Rivers Woodland Park is an enviable tucked away location within easy distance to nearby villages and the bustling market town of Clitheroe with its array of local amenities. Home owners are spoilt for choice with so many fabulous countryside walks and country pubs on the doorstep and there are fantastic facilities on site to enjoy the use of including an indoor swimming pool, bar, clubhouse and woodland café.

Please note that the annual site fees are approx. £834.00 per quarter including water and drainage. Council Tax Band A. The site is pet friendly. Over 50 requirement and criteria to be met, please ask for further details.

- 
- Attractive Detached Residential Park Home
- Fantastic Position Overlooking Woodlands
- Superb Open Plan Living Space With French Doors
- 2 Bedrooms - 1 with Ensuite
- Modern Fitted Kitchen & Modern Bathroom
- Excellent On-Site Facilities
- Impressive Raised Decking & Garden & Patio Areas
- Gas CH & uPVC DG; 2 Car Driveway



**Kitchen**

Range of fitted wall, base and drawer units with contrasting worksurfaces, electric oven, gas hob, stainless steel extractor filter canopy over, integral fridge freezer and microwave, stainless steel sink drainer unit, vinyl flooring, upvc double glazed windows

**Lounge**

Carpet flooring, fitted storage units, wall mounted electric fire, panelled radiator, uPVC double glazed windows, recessed spotlighting, uPVC double glazed patio doors to decking

**Hallway**

Carpet flooring, panelled radiator, recessed spotlighting.

**Bedroom 1**

Carpet flooring, walk in wardrobe, panelled radiator, uPVC double glazed window, recessed spotlighting, fitted storage units, television point

**En Suite**

3-pce white suite comprising panelled bath with shower over, glazed screen, pedestal wash basin with mixer tap, low level w.c., panelled radiator, vinyl flooring, panel walls, uPVC double glazed window.

**Bedroom 2**

Carpet flooring, fitted storage, recessed spotlighting, built-in wardrobe, over head cupboards, panelled radiator, uPVC double glazed window, television point.

**Bathroom**

3-piece suite with walk in shower, sliding glazed screen, low level w.c., pedestal wash basin with mixer tap, vinyl flooring, panelled radiator, fitted cupboards with shelving and housing gas central heating boiler, recessed spotlighting, extractor fan, uPVC double glazed frosted window.

**Additional Information**

Over 50's Fully Residential Park Home Pet Friendly Tax Band A Site Fees approx. £834.00 per quarter including water and drainage Residents Association On Site Facilities include- Swimming Pool Weekly activity groups - such as line dancing, board games, crafting and gardening Woodland Cafe Clubhouse & Bar





Approximate total area<sup>(1)</sup>  
518.39 ft<sup>2</sup>  
Balconies and terraces  
89.77 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360