

16 Hodder Drive Three Rivers Woodland Park, West Bradford

£98,000

Rare opportunity to acquire beautifully presented 1-bed detached park home in peaceful residential park setting. Modern interior, luxury bathroom, open-plan living, private garden, and parking for 2 cars. Convenient location with on-site facilities and serene outdoor space.

Council Tax band: A



This stunning detached residential park home offers a unique opportunity to embrace a lifestyle of comfort and convenience. Recently fully renovated by the current owner to a high specification throughout internally and externally, this sumptuous 1 double bedroom home boasts a light and airy extended open lounge with patio doors out to an elevated decked patio and there is a superb modern breakfast kitchen with a contrasting range of fitted units complete with an array of appliances. The spacious double bedroom features fitted wardrobes and is complemented by a contemporary 3-pce shower room.

The outdoor space of this property has been designed to impress, with newly landscaped garden areas showcasing an attractive raised composite decked area with coordinating composite spindle balustrading. The garden features gate access and steps leading down to a private enclosed and easily maintainable space. A combination of an Indian stone gravelled patio area and an artificial lawn create a charming setting with raised planted garden borders, timber fencing, and composite privacy fencing around the garden. The front of the property offers aesthetically pleasing planted borders and a stone gravelled area.

To the side, an Indian stone gravelled driveway accommodates private parking for 2 cars. Furthermore, residents can enjoy the onsite facilities, including an indoor pool, gym, bar, cafe, and games room, enhancing the appeal of this sought-after location. With its thoughtfully designed outdoor areas, this property presents a delightful opportunity for those seeking a harmonious blend of indoor comfort and outdoor charm. Schedule a viewing today and envision yourself enjoying the beauty and tranquillity of this exceptional home.

- Stunning Detached Residential Park Home
- Newly Renovated To A High Specification Throughout
- Stunning Light & Airy Open Lounge & B/fast Kitchen With Appliances
- Double Bedroom & Fitted Wardrobes; Contemporary Shower Room
- Private Enclosed Rear Garden & Decking Area
- Spacious Private Driveway With Outdoor Post Lights With Parking For 2 Cars
- Sought After Location - Within Walking Distance Of Village
- Onsite Facilities - Indoor Pool, Gym, Bar, Cafe & Games Room



Entrance Hallway

Solid wood floor, uPVC double glazed external door, Hive wall mounted heating thermostat control, shoe storage cupboard.

Breakfast Kitchen

Modern well appointed recently installed fitted kitchen with wall, base and drawer units with contrasting working surfaces, breakfast bar, stainless steel sink drainer unit with mixer tap, built-in electric oven and hob with glass splashback, concealed extractor fan, washing machine, condenser dryer, integrated fridge freezer, solid wood flooring, panelled radiator, recessed spotlighting, cupboard housing wall mounted Baxi combination gas central heating boiler, uPVC double glazed windows, open to lounge.

Lounge

Beautiful light and airy extended living space with carpet flooring, panelled radiators, television point, wall lights, uPVC double glazed windows, sliding uPVC double glazed patio doors leading to a beautiful decking area and garden.

Bedroom

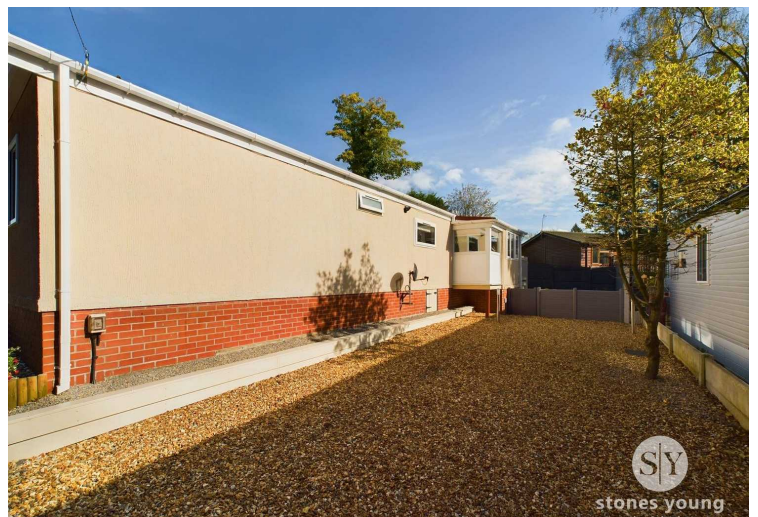
Lovely spacious double room with king size ottoman bed, carpet flooring, excellent range of modern high gloss fitted wardrobes with built in electric heaters and over head cupboards, recessed spotlighting, panelled radiator, uPVC double glazed window.

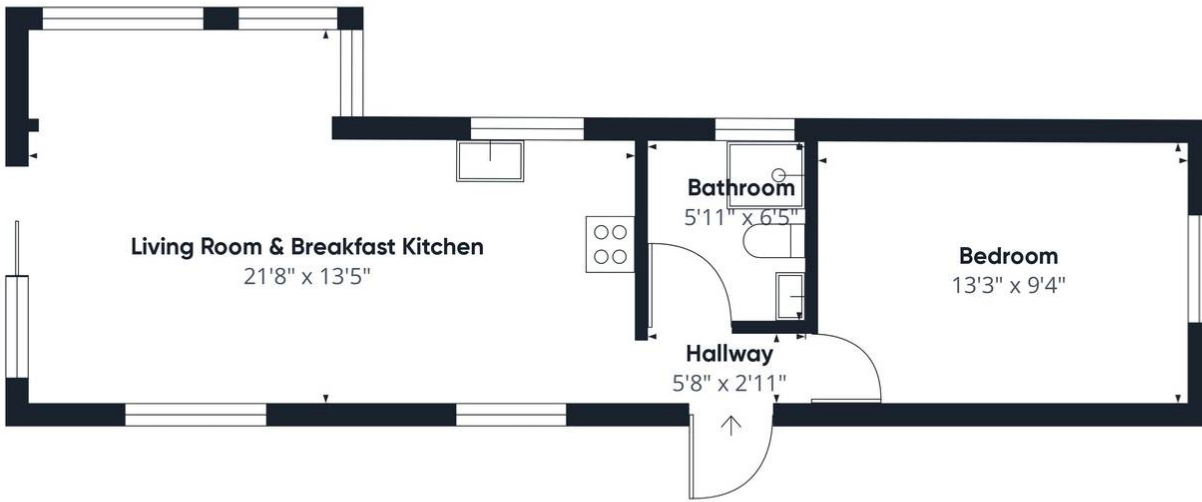
Shower Room

Contemporary 3-pce white suite comprising shower enclosure with rain thermostatic shower over and additional shower attachment, vanity sink unit with cupboards under and mixer tap, concealed low level w.c., ladder style radiator, uPVC double glazed window, vinyl patterned flooring, shower boarded walls and ceiling.

Additional Information

Over 50's Fully Residential Park Home Pet Friendly Tax Band A Site Fees £612.98 per quarter including water and drainage LPG piped Gas Residents Association On Site Facilities include- Swimming Pool Weekly activity groups - such as line dancing, board games, crafting and gardening Woodland Cafe Clubhouse & Bar Additional park home renovations below carried out in the last 12 months by current owner: Baxi combination gas central heating boiler and new radiators New Roof New insulation with magnesium boards and external re-rendering Underfloor insulation with galvanised axle jacks





Approximate total area⁽¹⁾
429.26 ft²

(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