



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.



## Eaves Hall Lane, West Bradford, BB7 3JG

### £84,950

A MODERN, TWO-BEDROOM PARK HOME IN A IDYLIC WOODLAND SETTING

Nestled in the heart of the popular and peaceful setting of Three Rivers Woodland Park on the outskirts of West Bradford, this modern and stylish two-bedroom park home is being welcomed to the property market. Despite its seemingly rural setting, the property is only a short distance from the neighbouring town of Clitheroe for all amenities. The park itself has a range of facilities including two bars, café, shop, laundry, gym, yoga room and swimming pool.

The property comprises briefly; entrance into a welcoming hallway with doors leading to two bedrooms, a three-piece shower room and a modern kitchen/diner. The kitchen/diner has open access to the living room which has French doors to a balcony. The master bedroom benefits from an en suite shower room. Externally, the property has a wrap around lawn and gravel chipped off-road parking.

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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- Beautifully Presented Park Home
- Neutral Decoration
- Well Located
- Off Road Parking
- Two Bedrooms
- Contemporary Fitted Kitchen
- Access to Amenities
- Two Bathrooms
- Modern Interior
- Nearby Nature Walks

**Entrance Hall**  
10'10 x 4'5 (3.30m x 1.35m )  
UPVC double glazed door and window, central heating radiator, wood effect flooring, enclosed boiler, doors leading to kitchen/diner, two bedrooms and shower room.

**Kitchen/Diner**  
12'7 x 9'7 (3.84m x 2.92m )  
Two UPVC double glazed windows,, mix of wall and base units, laminate worktops, integrated oven and grill with five ring gas hob, glass splashbacks, composite one and a half bowl sink and drainer with mixer tap, integrated fridge and freezer, dishwasher and washing machine, microwave, spotlights, wood effect flooring and open to reception room.

**Reception Room**  
12'7 x 11'6 (3.84m x 3.51m)  
Two UPVC double glazed windows, central heating radiator, television point, electric log burning effect stove and UPVC double glazed French doors leading to balcony.

**Bedroom One**  
12'1 x 9 (3.68m x 2.74m)  
UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

**En Suite**  
5'10 x 3'5 (1.78m x 1.04m )  
UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosed, extractor fan and vinyl flooring.

**Bedroom Two**  
9 x 6'5 (2.74m x 1.96m )  
UPVC double glazed window, central heating radiator and fitted wardrobes.

**Shower Room**  
6'2 x 3'5 (1.88m x 1.04m )  
UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosed, extractor fan and vinyl flooring.

**Exterior**  
Wrap around lawn, gravel chippings and off road parking.

