



Three Rivers Woodland Park, West Bradford, BB7 3JR

£85,000

A FANTASTIC PARK HOME IN A DESIRABLE LOCATION

Located within the serene surroundings of Three Rivers Woodland Park in West Bradford, Clitheroe, this charming park home with new roof and solar panels, offers a delightful blend of comfort and convenience. The property features a spacious lounge that invites relaxation, complemented by a well-appointed modern fitted kitchen and a dining area perfect for family meals or entertaining guests.

The home boasts a comfortable bedroom, ensuring a restful retreat at the end of the day, alongside a family bathroom that caters to all your needs. Outside, you will find lovely gardens that enhance the property's appeal, providing a tranquil space to enjoy the outdoors. A driveway at the front offers convenient parking, making access to the home easy and hassle-free.

Residents of this park can enjoy a range of amenities (clubhouse, swimming pool and cafeteria), right on their doorstep, while the picturesque village of Waddington and the vibrant town of Clitheroe are just a short distance away, offering additional shops, cafes, and recreational activities. This property is an ideal choice for those seeking a peaceful lifestyle in a beautiful setting, with the added benefit of community living. Don't miss the opportunity to make this lovely park home your own.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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- Spacious Lounge Area
- Tenure Freehold
- Park Home In West Bradford Close Proximity To Clitheroe And Near Waddington Village Hall
- Viewing Recommended
- Modern Fitted Kitchen With Dining Space
- Lovely Garden Space
- Council Tax Band A
- Four Piece Bathroom Suite
- Driveway For Off Road Parking
- EPC Rating Exempt

Entrance Porch

3'1 x 6' (0.94m x 1.83m)

Office

13'9 x 7'7 (4.19m x 2.31m)

Reception Room

13'1 x 12'1 (3.99m x 3.68m)

Kitchen

15'8 x 13'7 (4.78m x 4.14m)

Bedroom

10'7 x 7'4 (3.23m x 2.24m)

Bathroom

9'9 x 5'3 (2.97m x 1.60m)

External

Off Road parking with drive, decking, paving, laid to lawn, stone chipped garden with mature shrubbery, bedding areas.



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