





Hilton &  
Horsfall



BB7 3JG

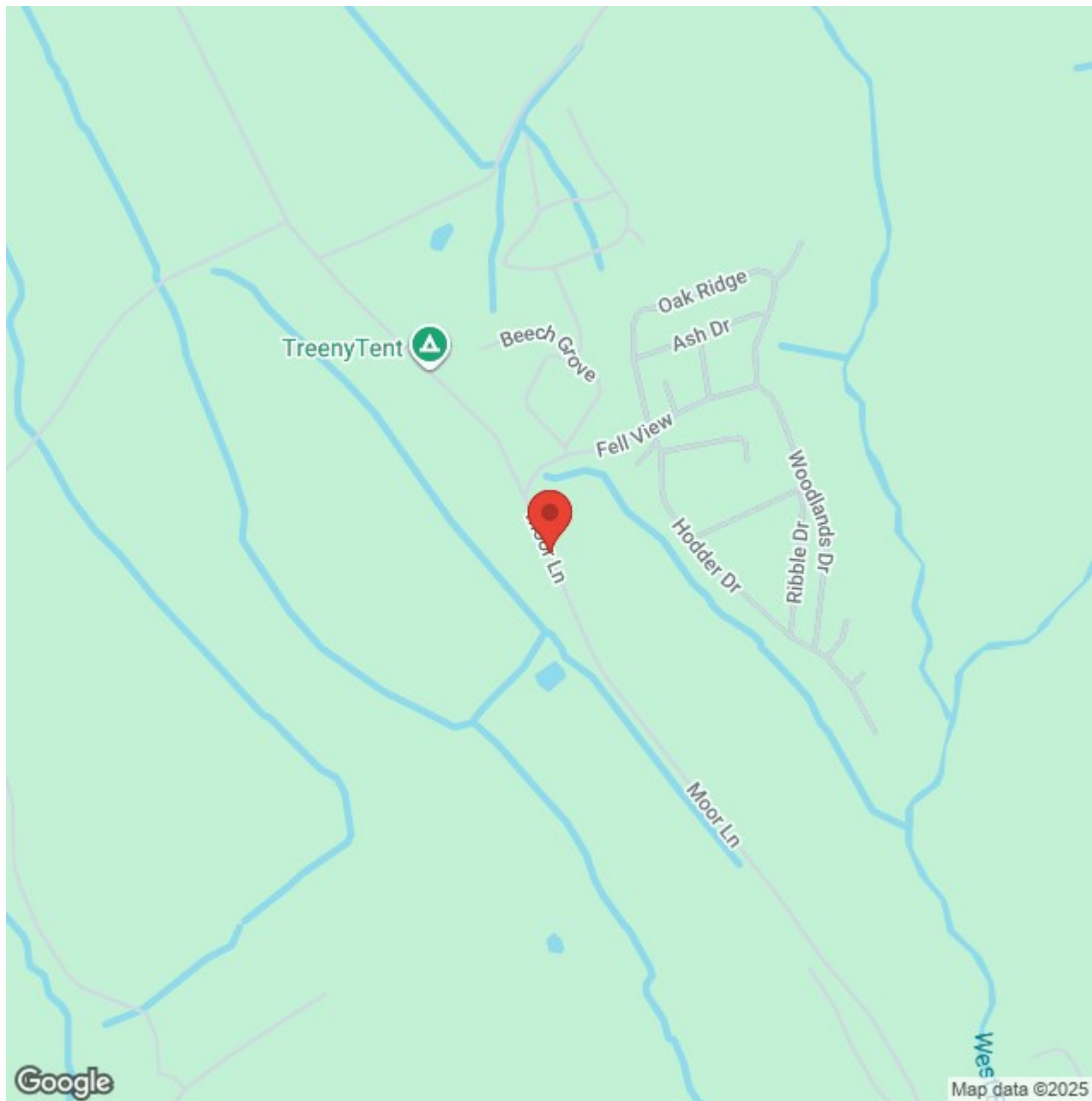
## Eaves Hall Lane, West Bradford, Clitheroe

### Offers In The Region Of £70,000

A fantastic opportunity has arisen to acquire this beautifully presented two bedroomed park home. Situated on the picturesque Three Rivers Woodland Park which is located on the outskirts of West Bradford. This is perfect for someone who is looking for a semi-rural home, having plenty of countryside walks right from the doorstep. The popular town of Clitheroe is located close by offering local amenities, transport links, primary and secondary schools. Affording many noteworthy features and briefly comprising of: a modern open plan living room / dining kitchen, inner hallway, two well proportioned bedrooms (master with ensuite bathroom) and a further three piece shower room. Externally you will find a gravel chipped driveway providing off road parking for two cars, composite decked terrace and a mature lawn to the side. Early viewing is advised to avoid disappointment. One not to be missed. This property is available on a holiday use licence only (not a residential licence). It is designed for holiday and leisure use and cannot be occupied as a permanent residence.













## Lancashire

### ENTRANCE

With a uPVC double glazed front door leading into:

### OPEN PLAN LIVING ROOM / DINING

**KITCHEN 22'4" x 13'6" (6.822m x 4.122m)**

A spacious open plan living room / dining kitchen. Having an electric remote controlled fire place set within a feature fireplace, spot lights, 2x contemporary radiators, 2x patio doors to the front leading out to the balcony, fitted wall and base units, contrasting work surfaces over, space for an American style fridge / freezer, space for dining table and chairs, inset sink with mixer tap, gas oven, 5-ring gas hob over, air extraction hood over, wine cooler, integrated dishwasher, washing machine, 1x uPVC double glazed window to the side elevation, velux style window, partially wood effect flooring, under counter lighting and integrated speakers.

### INNER HALL

With access through to:

**BEDROOM ONE 12'3" x 13'4" (3.739m x 4.082m)**

A room of double proportions having fitted wardrobes, drawers, dressing table, 1x radiator, 1x velux style window and 2x uPVC double glazed windows to the side elevation. With access through to:

### ENSUITE BATHROOM

A 3-piece suite comprising of: a panelled bath

with overhead shower, pedestal sink with a mixer tap, push button w.c, partially tiled walls, 1x chrome radiator and a frosted uPVC double glazed window to the front elevation.

**BEDROOM TWO 8'6" x 7'3" (2.592m x 2.226m)**

A well proportioned room having spot lights, a uPVC double glazed window to the side elevation, 1x radiator, space for drawers and inbuilt wardrobe.

### SHOWER ROM

A 3-piece suite comprising of: a push button w.c, vanity sink with a mixer tap, 1x chrome radiator, inbuilt storage cupboard, extractor fan, spot lights and a uPVC double glazed frosted window to the side elevation.

### EXTERNALLY

Externally you will find a gravel chipped driveway providing off road parking for two cars, composite decked terrace and a mature lawn to the side.

### PUBLISHING

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OUTSIDE









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