



1 The Oval Three Rivers Woodland Park, West Bradford

£149,950

TWO BEDROOM RESIDENTIAL PARK HOME WITH PARKING FOR TWO VEHICLES Positioned on a generous corner plot, this two bedroom home offers a peaceful retreat in a countryside village location.

Council Tax band: A

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The accommodation is opened up for modern open plan living with kitchen, lounge and dining area acting as the focal point of the home. Conveniently located adjacent is the valuable addition of conservatory. Added to the property, this space offers versatility as a quiet reading space, hobby room or office ensuring the main living area can be enjoyed with comfort. Two generous bedrooms can be found to the rear, both of which featuring fitted furniture to maximise the floor space available. The master bedroom enjoys a three piece shower en-suite while the remainder of the property is serviced by a three piece bathroom.

The estate's excellent on-site facilities enhance the appeal of this property, offering a leisurely lifestyle with access to various amenities. The captivating combination of a peaceful residential setting and convenient features make this park home a wonderful opportunity to purchase.

Please note, the annual site fees are approx. £2996.64 per annum 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. Internal viewing is highly recommended to fully appreciate this wonderful park home and the fabulous location of the site.

- Lovely Corner Plot with Flagged Patio Area
- Recently Replaced Roof and Solar Panels with Batteries
- Both Bedrooms Benefit from Fitted Wardrobes
- Master Bedroom with En-Suite
- Two Parking Spaces
- Open Plan Lounge Kitchen Diner
- Versatile Conservatory
- Gas Central Heating and Double Glazing Throughout
- New Roof and Solar Panels with Battery in 2024



Lounge

Carpet flooring, feature fireplace, panel radiator, upvc double glazed windows

Kitchen

Range of fitted wall and base units with contrasting worksurfaces, sink and drainer, integral fridge freezer, space for cooker, plumbed for washing machine, vinyl flooring, panel radiator, upvc double glazed windows and door

Conservatory

In white upvc double glazing with a door to outside, consul flooring

Bedroom 1

Carpet flooring, fitted wardrobes panel radiator, upvc double glazed window

En suite

Three piece suite with shower, Wc and sink, laminate flooring, radiator, upvc double glazed frosted window

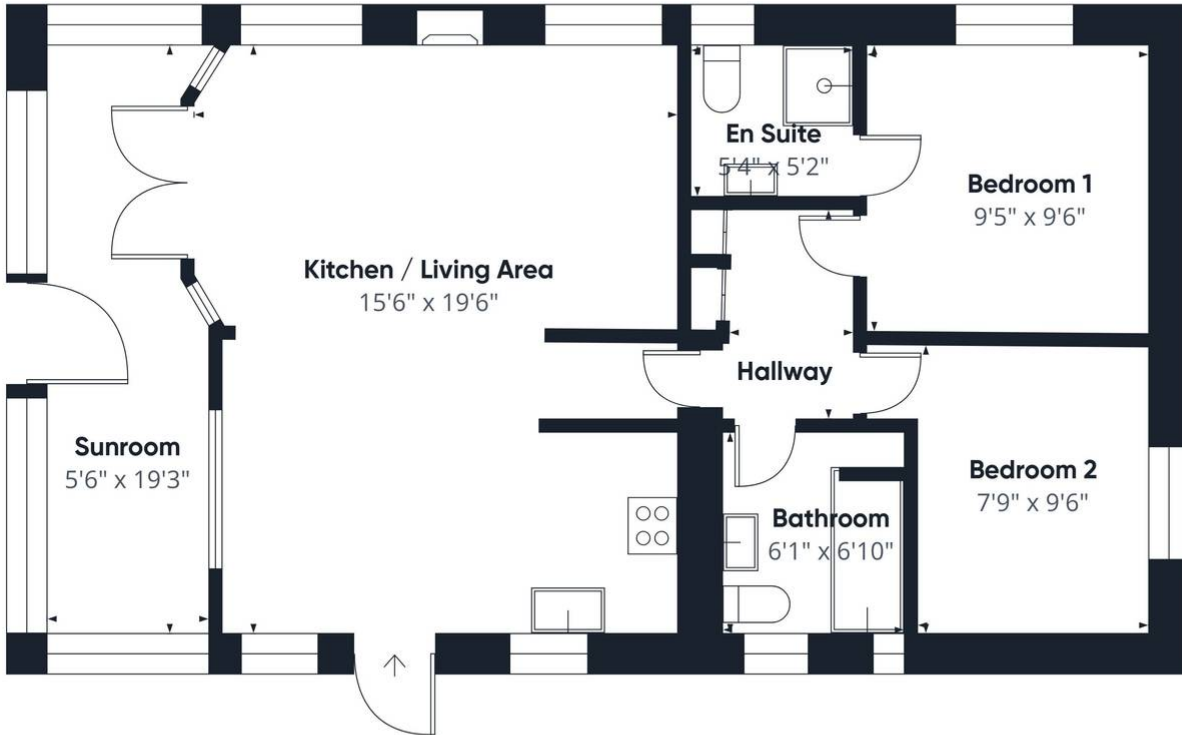
Bedroom 2

Carpet flooring, fitted wardrobes panel radiator, upvc double glazed window

Bathroom

Three piece suite with shower over bath, Wc and sink, laminate flooring, heated towel rail, upvc double glazed frosted window





Approximate total area⁽¹⁾
666 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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