



## 110 Woodlands Drive Three Rivers Woodland Park, West Bradford

£58,000

Modern detached caravan on residential plot with 2 bedrooms, en-suite, fitted kitchen, lounge with woodland views, private parking, decked patio, and access to on-site facilities in a quiet village near Clitheroe.

Council Tax band: A

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



This well appointed detached caravan offers comfortable and modern living on a desirable residential plot. The property features two bedrooms, both with fitted wardrobes, providing ample storage space. The main shower room is equipped with a three-piece suite, while the principal bedroom benefits from a convenient two-piece en-suite. The lounge dining room enjoys attractive woodland aspects, creating a peaceful setting for relaxation or entertaining. A fitted oak style kitchen enhances the home's appeal, complemented by efficient gas central heating throughout. Residents can also enjoy excellent on-site facilities, making this an ideal choice for those seeking a blend of privacy and community. The property is tucked away in a quiet village location, with the amenities of Clitheroe and surrounding areas close by.

Externally, the home boasts a generous graveled driveway, providing private parking for up to three cars. A raised uPVC decked patio area, complete with balustrading, offers an ideal spot for outdoor dining or simply enjoying the tranquil surroundings. The outside space is perfect for those who appreciate low maintenance living, while still enjoying a pleasant outdoor environment. This property combines comfort, convenience, and a picturesque setting, making it a

superb opportunity for discerning buyers

- Well Appointed Detached Caravan on Residential Plot
- 2 Bedrooms - Fitted Wardrobes
- 3-pce Shower Room & 2-pce En-suite
- Lounge Dining Room with Attractive Woodland Aspects
- Fitted Oak Style Kitchen; Gas CH
- Raised Decking Area; Driveway For 3 Cars
- Excellent On-site Facilities
- Tucked Away Village Location; Nearby to Clitheroe & Amenities



**Entrance**

uPVC double glazed french doors upon entrance.

**Kitchen**

Attractive oak finish fitted wall and base units with contrasting laminate worktops, gas cooker point, extractor filter canopy, sink drainer unit with mixer tap, plumbing for washing machine, built in fridge freezer, cupboard housing combination gas central heating boiler, uPVC double glazed window.

**Lounge/Dining Room**

uPVC double glazed windows with lovely woodland and attractive outlooks, TV point, feature fireplace surround with pebble effect gas fire, panel radiator.

**Inner Hallway**

Panel radiator.

**Bedroom One**

Double room, uPVC double glazed windows, fitted wardrobes and furniture, TV point, panel radiator.

**En-suite Cloakroom**

2-pce white suite, low level w.c., pedestal wash basin, uPVC double glazed window, extractor fan.

**Bedroom Two**

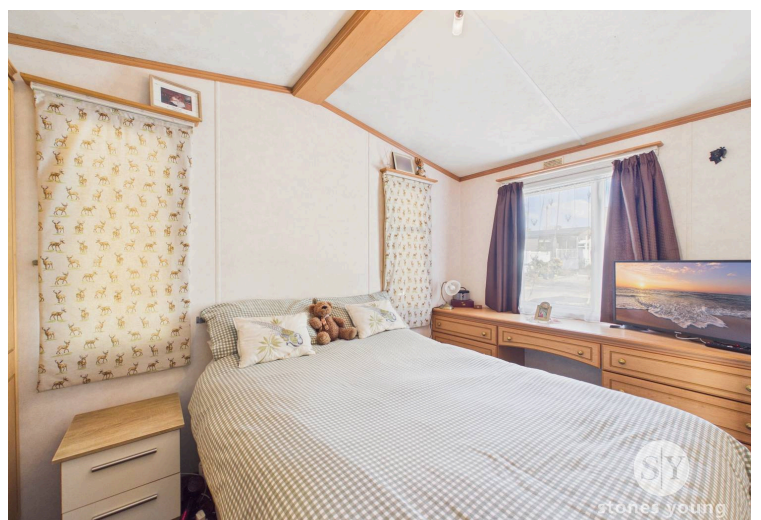
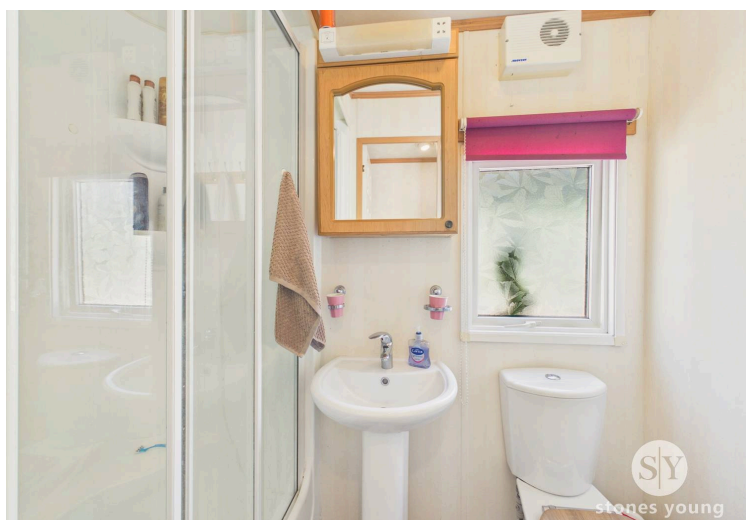
Single room, carpet flooring, fitted wardrobe and drawers, uPVC double glazed window, panel radiator.

**Shower Room**

3-pce white suite, shower enclosure with thermostatic shower, pedestal wash basin, low level w.c., uPVC double glazed window, panel radiator, extractor fan.

**Additional Information**

Please note that the annual site fees are approx. £3419.84 per annum, paid quarterly, including water and drainage. Council Tax Band A. Over 55 requirement and criteria to be met, please ask for further details. Model - Pemberton Montreux 2009 year of build- 34ft x 12ft.





**Approximate total area<sup>(1)</sup>**  
451 ft<sup>2</sup>

(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.

**GIRAFFE360**