

NETHERWOOD  
ORCHARD VILLAS  
WEST BRADFORD  
BB7 2HE

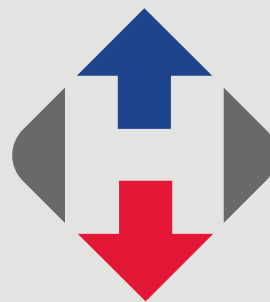


Offers around £265,000



- Period stonebuilt terrace
- 2 spacious reception rooms
- Kitchen & utility
- Character features & fireplaces
- 3 bedrooms, 3-piece bathroom
- Enclosed rear lawned garden
- Popular village location
- 116 m2 (1,248 sq ft) approx.

An attractive stone built period terraced house situated within the popular village of West Bradford with only a short drive to Clitheroe and offers good access to Waddington and West Bradford Primary School and Bowland High School.



This desirable house offers many character features including feature fireplaces, cornicing, plasterwork, varnished floor boards, original encapsulated stained glass windows to the front and sash windows to the rear. The accommodation is arranged across two floors with two reception rooms, spacious kitchen and utility. The first floor has three bedrooms and a 3-piece white bathroom.

Externally there is a forecourt front garden and an enclosed rear garden with lawn, patio and garden store. Viewing is essential to appreciate this house.

**LOCATION:** On entering West Bradford from the Clitheroe direction Clitheroe Road proceed straight on to the T-Junction and turn right and the house is on the right hand side.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE PORCHWAY:** Through original half glazed front door, coved cornicing, ornate plaster walls and original tiled floor.

**HALLWAY:** With coved cornicing, picture rail, feature plaster arch, staircase off to first floor.

**SITTING ROOM:** 3.8m x 3.6m (12'6" x 11'10"); with coved cornicing, feature ceiling with ornate plaster work, picture rail, feature fireplace housing open fire with cast iron and tiled interior and attractive surround, fitted bookshelves in each alcove with storage cupboards below, BT telephone point, double doors to lounge.

**LOUNGE:** 4.4m x 4.1m (14'6" x 13'6"); coved cornicing, picture rail, television point, feature

fireplace housing an open fire with cast iron and tiled interior and hearth with attractive wood surround, sash window overlooking the rear garden.

**KITCHEN:** 4.3m x 3.0m (14'0" x 9'10"); with a range of fitted cream wall and base units with solid hardwood work surface, 1½ bowl stainless steel single drainer sink unit with mixer tap, gas cooker with 4 ring gas hob, larder cupboard, dresser with storage cupboards, varnished wooden floorboards, recessed spotlighting, understairs pantry, door to rear garden and door to utility.

**UTILITY:** 2.9m x 2.1m (9'8" x 6'10"); with stone flagged floor, plumbing for a washing machine, space for a freezer and a tumble dryer, wall mounted Potterton combination central heating boiler, doorway to garden.

**FIRST FLOOR:**

**LANDING:** Spacious landing with spindles and balustrade, loft access with drop-down ladder leading to a partly boarded loft.





**BEDROOM ONE:** 5.1m x 3.6m (16'10" x 11'11"); 2 windows to front elevation with stained glass panels, BT telephone point, coved cornicing, picture rail, feature cast iron fireplace, wardrobe built into alcove and storage cupboard with shelving.

**BEDROOM TWO:** 4.4m x 4.1m (14'6" x 13'6"); with picture rail, fitted wardrobe set into alcove with a cupboard over, sash window.

**BEDROOM THREE:** 3.0m x 2.2m (9'10" x 7'4"); with double glazed sash window, varnished wooden floorboards, built-in bed with storage cupboards and shelving over.

**BATHROOM:** With 3-piece white suite comprising low suite w.c., wall hung wash hand basin, cast iron bath with chrome shower tap fitment, part-tiled walls, airing cupboard with shelving for linen and extractor fan.

**OUTSIDE:** Forecourt garden with stone boundary wall, wrought iron gate and pathway to front door, stone paved patio area with planting borders. There is a lawned rear garden with planting borders, stone crazy paved pathways, outside store, steps down from the lawn to Yorkshire stone paved patio area and gated access to the rear.

**HEATING:** Gas fired hot water central heating system complemented by sealed unit double glazing with PVC units to the front and a mixture of double and single glazed sash windows to the rear.

**SERVICES:** Mains water, electricity, gas and drainage are connected.

**COUNCIL TAX BAND D.**

**EPC:** The energy efficiency rating for this property is E.

**VIEWING:** By appointment with our office.

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