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NETHERWOOD ORCHARD VILLAS WEST BRADFORD

£875 per month

- * **Period stonebuilt terrace**
- * **Two spacious receptions**
- * **Kitchen & utility**
- * **Character features & fireplaces**
- * **3 bedrooms, 3-pce bathroom**
- * **Enclosed rear lawned garden**
- * **Popular village location**
- * **Unfurnished.**



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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 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.

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, decorative fireplace with tiled interior and attractive surround, fitted bookshelves in each alcove with storage cupboards below, double doors to lounge.

LOUNGE: 4.4m x 4.1m (14'6" x 13'6"); with coved cornicing, picture rail, decorative fireplace, 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, under stairs 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, 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"); wardrobe built into alcove and storage cupboard with shelving.

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

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

BATHROOM: With a 3-piece white suite comprising low suite w.c., wall hung wash hand basin and cast iron bath with chrome shower tap fitment.

OUTSIDE: The front of the property is a 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.

ENERGY RATING: E.

DEPOSIT: £1,200.

COUNCIL TAX: Band D.

AVAILABLE: Immediately.

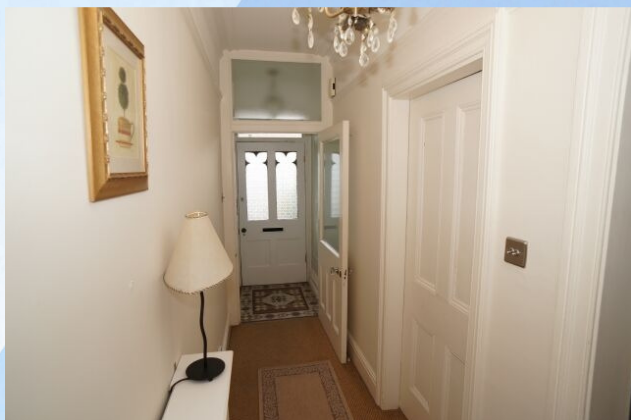




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