

28 MILLBROOK COURT  
WEST BRADFORD  
BB7 4TY

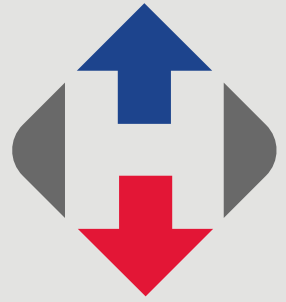
£210,000



- Spacious 3-storey converted mill
- Large open plan living kitchen
- Sought after Ribble Valley village
- Gas CH, majority PVC double glazing
- Flexible accommodation, 3/4 bedrooms
- Lower ground floor lounge
- 2 allocated parking spaces
- 107 m2 (1,155 sq ft) approx.

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Located in the centre of the much sought after Ribble Valley village of West Bradford, this former mill has been converted into a development of unique homes with their own layouts, providing spacious but flexible accommodation over three floors with the potential for up to four bedrooms or two separate living areas on different floors.



The accommodation comprises an entrance hallway, cloakroom, utility, superb open plan living kitchen, lower ground floor lounge/master bedroom and three bedrooms and a house bathroom on the first floor. The property benefits from two allocated parking spaces to the rear.

West Bradford is a small village located just north of the market town of Clitheroe which is a five minute drive away and enjoys a host of amenities.

**LOCATION:** From our sales office travel down Castle Street and into York Street. Turn left at the roundabout and right at the next one into Pimlico Road. Follow the road to the end and turn left at the T-junction. Cross over the railway line and the bridge into the village of West Bradford. Take the first right turn into Chapel Lane and then first left into Millbrook Court.

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

**ENTRANCE HALL:** With glazed external door, tiled floor, alarm point.

**CLOAKROOM:** With 2-piece suite comprising low suite w.c. and wash handbasin, laminate wood effect flooring.

**UTILITY ROOM:** 2.4m x 2.1m (7'9" x 6'9"); tiled floor, plumbing for automatic washing machine, Main combination central heating boiler.

**OPEN PLAN LIVING KITCHEN:** 8.6m x 5.5m max, 3.0m min (28'2" x 18'2" max, 9'10" min);

**Kitchen area:** 3.1m x 3.0m (10' x 9'11"); range of fitted base and matching wall storage cupboards and display units with complementary working surfaces, one and a half bowl stainless steel sink unit, built-in electric oven, 4-ring gas hob with extractor hood over, plumbed and drained for automatic washing machine or dishwasher, space for fridge freezer, part-tiled walls, tiled flooring.

**Living area:** 5.4m x 5.5m (17'10" x 18'2") with television point, staircase to first floor landing and staircase to lower ground floor.

#### LOWER GROUND FLOOR:

**LOUNGE/BEDROOM:** 5.5m x 3.4m (18'2" x 11'1") with television point, 2 wall light points, electric meter cupboard.

#### FIRST FLOOR:

**LANDING:** With attic access point.







**BEDROOM ONE:** 3.9m max, 2.9m min x 3.3m (12'10" max, 9'6" min x 10'9"); with double glazed Velux window, under eaves storage space, television and telephone points, alarm point.

**BEDROOM TWO:** 3.9m max, 3.0m min x 2.7m (12'8" max, 9'10" min x 8'9).

**BEDROOM THREE:** 2.7m max, 1.9m min x 3.8m max, 3.0m min (9' max, 6'2" min x 12'7" max, 9'9" min).

**BATHROOM:** With 3-piece suite comprising low suite w.c., pedestal hand washbasin and panelled bath with plumbed shower over and vanity screen, part-tiled walls, under eaves storage space, laminate wood effect flooring, double glazed Velux window.

**OUTSIDE:** To the front of the property is a small garden area and a paved pathway leading to 2 allocated parking spaces.

**HEATING:** Gas fired hot water central heating system complemented by majority PVC double glazed windows and 2 wooden Velux windows.

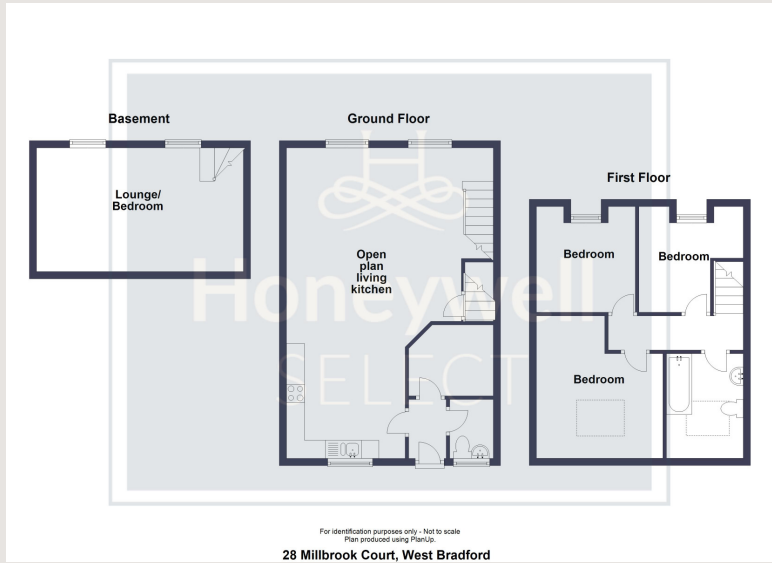
**SERVICES:** Mains water, electricity, gas and drainage are connected.

**COUNCIL TAX BAND D.**

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

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MJ/SMR/060320

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