

17 EASTFIELD DRIVE  
WEST BRADFORD  
BB7 4TQ

Offers around £215,000



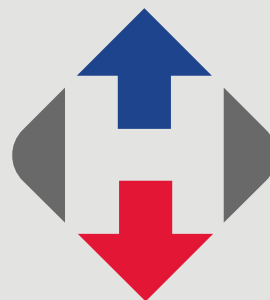
- Semi-detached dormer bungalow
- Lounge & spacious dining kitchen
- Shower room & first floor w.c.
- Gas CH & PVC double glazing
- 3 bedrooms
- Sought-after village location
- Gardens, drive & garage
- 79 m2 (857 sq ft) approx.

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**A semi-detached dormer bungalow situated on a cul-de-sac within the popular village of West Bradford.**

**The house offers flexible accommodation with bedrooms on both floors which would suit families or retired buyers. The property comprises a hallway, lounge, large dining kitchen, bedroom and shower room on the ground floor and on the first floor there are two further bedrooms, toilet and a good-sized loft storage area.**

**Externally there is a lawned front garden, side drive leading to a detached single garage and enclosed south facing rear garden with patio and lawn. Viewing is recommended.**



**LOCATION:** Entering West Bradford from the Clitheroe direction turn first right into Chapel Lane and turn right at the top into Grindleton Road. Turn second left into Hillside Drive and first right into Eastfield Drive.

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

**ENTRANCE HALLWAY:** Through PVC front door, glazed side panel. Staircase off to first floor with understairs storage cupboard.

**LOUNGE:** 5.1m x 3.7m (16'10" x 12'2"); coved cornicing, wall light points, television point.

**DINING KITCHEN:** 5.4m x 2.9m (17'9" x 9'5"); fitted range of wood effect wall and base units with complementary laminate working surface and tiled splashback, stainless steel single drainer sink unit with mixer tap, integrated electric fan oven, 4-ring electric stainless steel hob with extractor over, space for fridge freezer, plumbing for dishwasher and washing machine, space for dining table and chairs, half-glazed PVC door opening onto the rear garden, recessed spotlighting.

**BEDROOM THREE:** 3.5m x 3.3m (11'5" x 10'11"); with coved cornicing.

**SHOWER ROOM:** With 3-piece white suite comprising low suite w.c., pedestal wash handbasin with chrome mixer tap and shower enclosure with fitted Mira Jump electric shower, fully tiled walls, shaver and light point, recessed spotlighting, fitted shelving for towels.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 3.5m x 2.6m (11'7" x 8'8"); with coved cornicing, eaves access leading to loft space – a good-sized loft storage area with wall-mounted Worcester combination central heating boiler.

**BEDROOM TWO:** 2.7m x 2.6m (9' x 8'7").

**TOILET:** With low suite w.c. and pedestal wash handbasin, walk-in storage cupboard with shelving for towels and linen.







**OUTSIDE:** To the front of the property is a brick boundary wall, lawned garden with planting borders, side tarmac driveway leading to detached GARAGE with up-and-over door and PVC personal door to the side.

Enclosed garden to the rear with paved patio, lawn and planting borders, timber boundary fencing and timber storage shed.

**HEATING:** Gas fired hot water central heating complemented by sealed unit double glazing in PVC frames.

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

**COUNCIL TAX BAND D.**

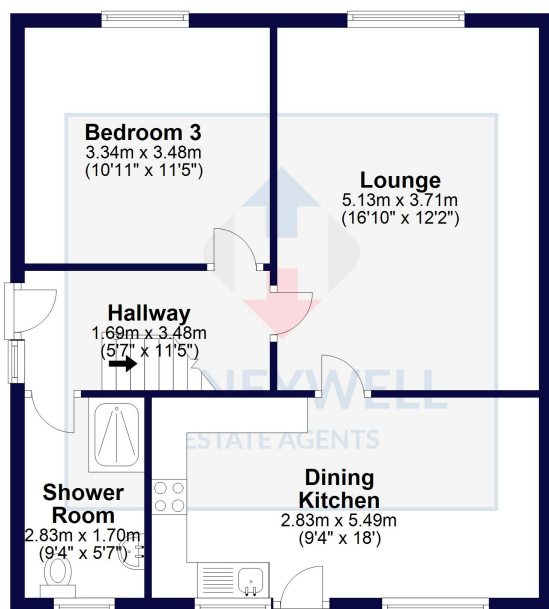
**VIEWING:** By appointment with our office.

**SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.**

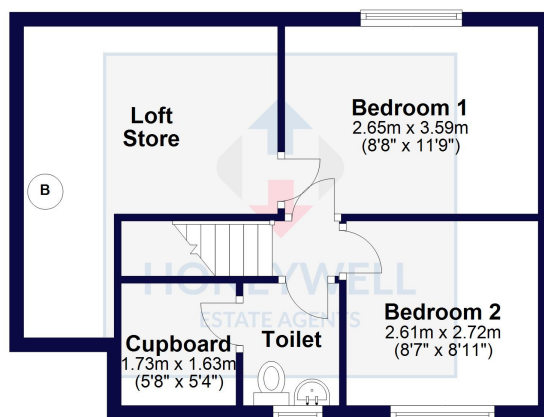




### Ground Floor



### First Floor



For identification purposes only - Not to scale  
Plan produced using PlanUp.

17 Eastfield Drive, West Bradford, BB7 4TQ  
CD/SMR/141019

## Selling your house?

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

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