

19 MILLBROOK COURT
WEST BRADFORD
BB7 4TY

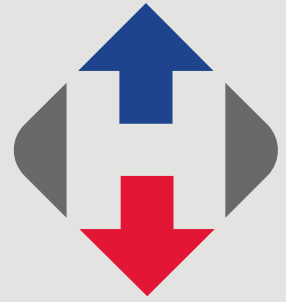
£299,950



- Spacious mid mill conversion
- Flexible accommodation over 3 floors
- Large living rm with feature windows
- Solid wood fitted dining kitchen
- Up to 4 bedrooms, master en-suite
- Parking for 2 cars, sought after village
- Gas CH & double glazing
- 170m² (1,835 sq ft) approx.

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A spacious and character-filled property forming part of a large former mill which was converted around the mid-1990s and is situated in the centre of the much sought-after village of West Bradford.



The property provides flexible living accommodation throughout with up to four good-sized double bedrooms, including a master with an en-suite shower room, and a good-sized house bathroom. On the ground floor is a superb spacious dining kitchen with a bespoke fitted kitchen and separate drying room along with an excellent-sized living room. The property benefits from off-road parking for two cars to the front.

LOCATION: Leave Clitheroe on Pimlico Road, turning left at the end onto Pimlico link Road and crossing the railway line before heading down towards West Bradford. Cross the bridge over the river and head into the village. Turn first right onto Chapel Lane and then first left onto Millbrook Court. Number 19 is on the left hand side.

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

ENTRANCE HALLWAY: With a glazed external door, staircase to the first floor landing, Vinyl floor and understairs storage cupboard:

DINING KITCHEN: 5.9m x 4.3m (19'3" x 14'3"); with a range of oak base and matching wall storage cupboards with complementary work surfaces, space for gas or electric range oven, plumbed and drained for an automatic washing machine and dishwasher, one-and-a-half bowl stainless steel sink unit and television point.

STORE ROOM: 2.3m x 1.0m (7'7" x 3'3").

LIVING ROOM: 6.4m x 4.5m (20'10" x 14'9"); with feature fireplace with stone hearth, television point and two feature windows.

FIRST FLOOR:

LANDING: With large built-in storage cupboard and staircase to the second floor.

BEDROOM TWO: 5.4m x 3.3m (17'9" x 10'9"); with fitted wardrobes to one wall.

BEDROOM THREE: 5.4m x 3.0m (17'9" x 9'11"); with fitted wardrobes to one wall.

BEDROOM FOUR: 3.7m x 2.5m (12'0" x 8'4"); with fitted wardrobes to one wall.

HOUSE BATHROOM: With 4-piece white suite comprising low level w.c., pedestal wash-hand basin, panelled bath and corner shower enclosure with plumbed shower, heated stainless steel towel rail, low voltage lighting and Vinyl flooring.





SECOND FLOOR:

MASTER BEDROOM: 6.5m max/3.3m min x 5.7m (21'1" max/11'8" min x 18'9"); with built-in storage cupboard, under-eaves storage space and views over West Bradford towards Clitheroe.

EN-SUITE SHOWER ROOM: 3-piece white suite comprising low level w.c., pedestal wash-hand basin and a panelled bath with electric shower over, part-tiled walls and double glazed Velux window.

OUTSIDE: To the front of the property is a tarmac driveway providing ample parking for two cars.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in wooden frames.

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

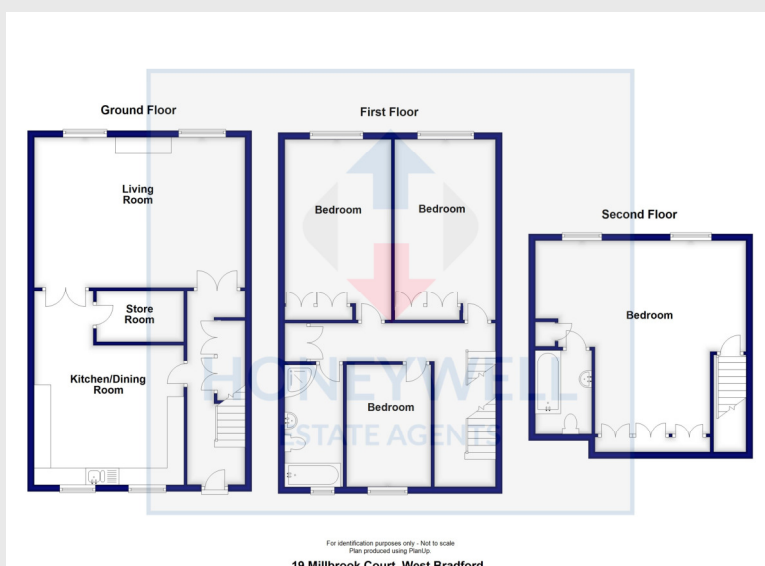
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VIEWING: By appointment with our office.



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For identification purposes only - Not to scale
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