

17 GRINDLETON ROAD
WEST BRADFORD
CLITHEROE
BB7 4TE

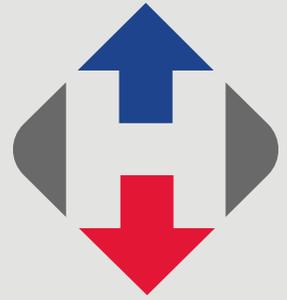
£379,950



- Detached 3 bedroom house
- 1 bedroom on the ground floor
- Lovely village location
- Spacious lounge with fireplace
- Dining room, kitchen & utility
- Bathroom & shower room
- Driveway & attractive gardens
- 128m² (1,379 sq ft) approx.

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A well-presented detached house which offers well-presented flexible accommodation arranged across two floors with one ground floor bedroom and two bedrooms on the first floor. The house is pleasantly situated close to the edge of this extremely popular village which is only a few minutes' drive from Clitheroe and offers good access to Bowland High School and Waddington. The house has been re-roofed in 2022 and also benefits from gas central heating and PVC double glazed windows and fascias.



Inside there is a central hallway, a spacious lounge with feature fireplace, dining room with French doors opening onto the garden, a fitted kitchen with a range of appliances, useful utility, ground floor bedroom or sitting room and a modern 3-piece shower room. Upstairs there is a large master bedroom with fitted wardrobes, a second double bedroom also with fitted furniture and a 3-piece bathroom.

Outside there is a blocked paved driveway for two cars and a front garden. To the rear there is an attractive garden with patio, summer house with deck, lawn and storage shed. Viewing is essential.

LOCATION: On entering West Bradford over the bridge from the Clitheroe direction turn first right into Chapel Lane and proceed to the T-junction at the top. Turn right onto Grindleton Road and number 17 is on the left after around 300 yards.

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

ENTRANCE HALLWAY: With half-glazed PVC composite door with full height window to the side, alarm control system, staircase off to first floor and cherry wood engineered flooring.

LOUNGE: 4.6m x 5.0m (15'0" x 16'6"); with coved cornicing, television point, feature fireplace housing 'Living Flame' gas fire with attractive marble hearth and surround.

DINING ROOM: 4.6m x 3.0m (15'0" x 9'11"); with oak hardwood engineered flooring and PVC French doors opening onto rear garden.

KITCHEN: 3.4m x 3.1m (11'1" x 10'3"); with a fitted range of gloss wall and base units with complementary laminate work surface and splashback. One-and-a-half bowl single drainer sink unit with chrome mixer tap, integrated fridge-freezer, integrated undercounter freezer, Neff electric fan oven, microwave combination oven with plate warming drawer, 4-ring induction hob with extractor over, integrated Neff dishwasher, wine rack, fitted breakfast bar and Amtico flooring.

UTILITY ROOM: With plumbing for a washing machine, fitted shelving, wall-mounted Worcester combination central heating boiler, heated ladder style towel rail and PVC door to side access.

BEDROOM THREE OR SITTING ROOM: 3.0m x 3.8m (9'10" x 12'6"); with window to front and side elevation, built-in storage cupboards, television point and engineered hardwood flooring.





SHOWER ROOM: 3-piece modern white suite comprising low-suite w.c. with concealed cistern and push button flush, vanity wash handbasin with chrome mixer tap with storage under and mirror over and corner shower enclosure with fitted Hansgrohe thermostatic shower. Chrome heated ladder style towel rail, extractor fan and Karndean flooring.

FIRST FLOOR:

LANDING: With storage cupboard and engineered wooden flooring.

BEDROOM ONE: 4.6m x 4.3m (15'0" x 14'3"); with a range of wall-to-wall fitted wardrobes set into eaves and engineered hardwood flooring.

BEDROOM TWO: 3.9m x 2.8m (12'11" x 9'4"); with a range of built-in wardrobes and storage cupboards, fitted drawers, engineered wooden flooring, loft access and eaves access point.

BATHROOM: 3-piece white suite comprising low-suite w.c. with push button flush, wall-hung wash handbasin with storage drawers under and chrome mixer tap and a panelled bath with chrome showertap fitment, chrome heated ladder style towel rail, Amtico flooring and double storage cupboard, airing cupboard with fitted shelving.

OUTSIDE: To the front of the property is a block paved driveway providing parking for two cars side by side. There is a gravelled front garden for easy maintenance with mature plants and shrubs. Access pathways along both sides of the house lead to an enclosed rear garden which has a lawn with gravelled borders for easy maintenance and paved patio area.

There is a TIMBER SUMMER HOUSE with glazed French doors, power, light and modern composite decking area, along with a TIMBER STORAGE SHED with power and light. There is also an outside tap, outside power sockets and timber boundary fence.

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

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

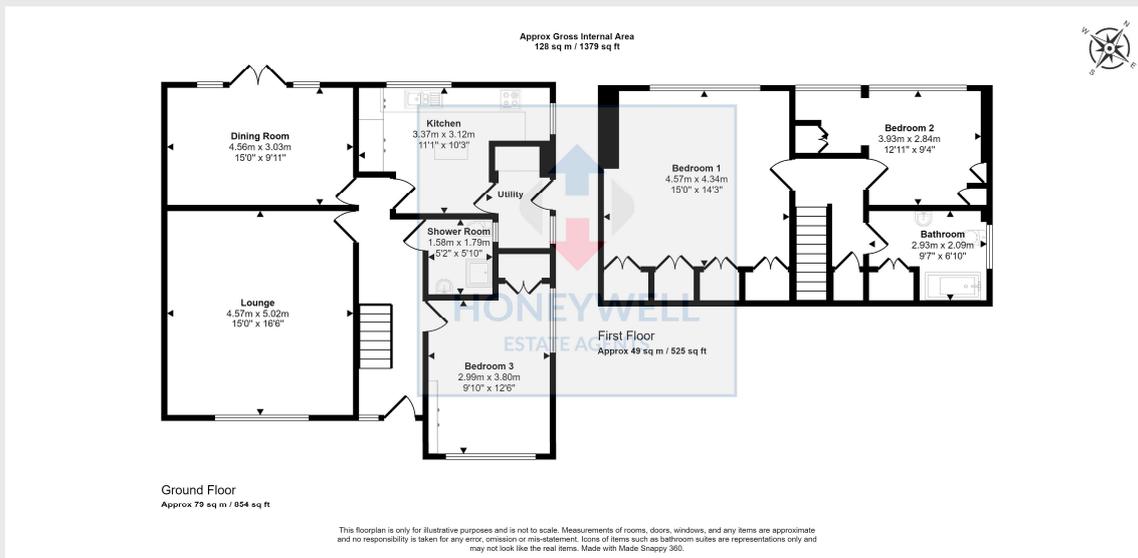
ADDITIONAL INFORMATION: The property was re-roofed in 2022.

TENURE: Freehold.

COUNCIL TAX BAND E.

EPC: The energy efficiency rating of the property is D.





17 Grindleton Road, West Bradford, BB7 4TE
CD/CJ/131023

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