

HUNTERS GATE  
WEST BRADFORD ROAD  
WADDINGTON  
BB7 3JE



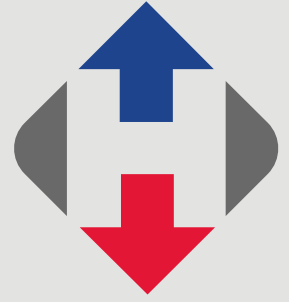
Offers over £450,000



- Spacious detached family house
- Open countryside to front & rear
- 4 bedrooms, 1 with en-suite
- Good-sized gardens to 3 sides
- Driveway & double garage
- 2 reception rooms & dining kitchen
- Prime village location
- 164 m2 (1,765 sq ft) approx. plus garage

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**A spacious detached house situated on the edge of this extremely popular village close to the primary school and with open countryside aspects to both the front and rear. The house offers great accommodation with two reception rooms, dining kitchen and large utility space, along with four bedrooms, one with en-suite, and bathroom on the first floor. The house does require some cosmetic updating but has great potential. There is gas central heating with the boiler installed in 2023, PVC double glazing and the sellers are currently in the process of installing a new septic tank which complies with modern standards.**



**Externally there is a driveway leading to a double garage, good-sized lawned gardens to the front and side and an attractive rear garden with open field behind. Viewing is essential.**

**LOCATION:** Travel through Waddington from the Clitheroe direction and turn right in front of the Higher Buck into West Bradford Road. Following the road for ¼ mile and after passing the school on the left, the house is on the right.

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

**ENTRANCE PORCH:** With PVC front door and window to side, tiled floor and glazed door to:

**SPACIOUS ENTRANCE HALLWAY:** With staircase off to first floor with understairs storage cupboard, wall light points and BT telephone point.

**LOUNGE:** 5.8m x 4.8m (18'11" x 15'10"); with large windows to the front and side overlooking the lawned gardens, television point, fitted shelving and glazed sliding doors to:

**DINING ROOM:** 3.4m x 3.2m (11'0" x 10'5"); with outlooks across the rear garden.

**KITCHEN:** 4.7m x 3.2m (15'4" x 10'5"); with a fitted range of cream wall and base units with complementary wood effect laminate work

surface and tiled splashback, one bowl two drainer stainless steel sink unit, gas cooker point with stainless steel extractor canopy over, plumbing for a slimline dishwasher, space for table and chairs and door to:

**UTILITY:** 3.9m x 5.0m (12'10" x 16'6"); a large utility room with fitted storage cupboards and shelving, wall-mounted Worcester central heating boiler (installed February 2023), ceramic sink unit with drainer, plumbing for a washing machine and door to garage.

**W.C.:** With low suite w.c.

**DOUBLE GARAGE:** 6.2m x 4.6m (20'2" x 14'11"); with remote control electrically operated up-and-over door, power and light.

#### **FIRST FLOOR:**

**LANDING:** With window to side elevation and loft access.

**BEDROOM ONE:** 4.3m x 3.0m (14'3" x 9'11"); with attractive outlooks over open fields and fitted wardrobes.







**EN-SUITE SHOWER ROOM:** 3-piece Roca white suite comprising low suite w.c. with push button flush, pedestal wash-hand basin with chrome mixer tap, shower enclosure with fitted thermostatic shower, part-tiled walls, chrome heated ladder style towel rail, recessed spotlighting and vanity mirror with charging point.

**BEDROOM TWO:** 2.5m x 3.9m (8'2" x 12'10"); with attractive outlooks towards Pendle Hill, fitted shelving and fitted wardrobes with storage cupboards over.

**BEDROOM THREE:** 2.7m x 4.1m (8'10" x 13'7"); with fitted wardrobes with storage cupboards over and vanity sink unit with chrome taps.

**BEDROOM FOUR:** 2.4m x 2.9m (7'11" x 9'5"); with fitted wardrobes with storage cupboards over and attractive views towards Pendle Hill.

**BATHROOM:** 4-piece white suite comprising low suite w.c. with push button flush, pedestal wash-hand basin with chrome mixer tap, panelled bath with chrome mixer tap and corner shower enclosure with fitted thermostatic shower, tall chrome heated ladder style towel rail, part-tiled walls, extractor fan and wall-mounted Dimplex electric heater.



**OUTSIDE:** The property has a tarmac driveway leading to the DOUBLE GARAGE. There are good-sized front and side gardens which are mainly laid to lawn with well-stocked planting borders with mature shrubs. Access along the side of the house leads to an attractive rear garden with stone paved patio area, circular planting area with pond, lawn, well-stocked planting borders and timber boundary fence. To the rear of the garden is a vegetable area with planting boxes and septic tank.

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

**SERVICES:** Mains water, electricity and gas are connected. There is a private septic tank for drainage. A new water treatment tank is currently being installed by the owners and will be completed prior to the completion of the sale.

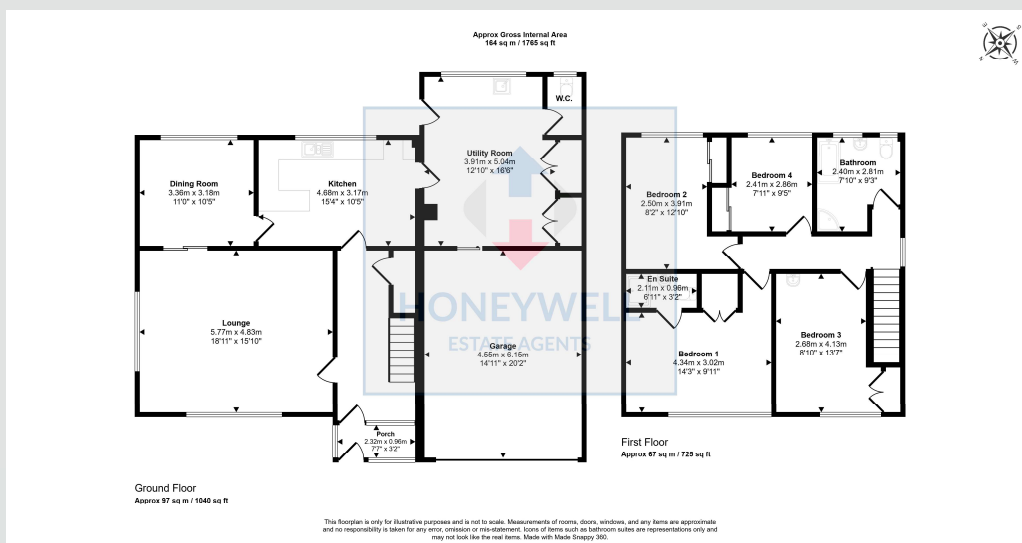
**COUNCIL TAX BAND F.**

**TENURE:** Freehold.

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

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Hunters Gate, West Bradford Road, Waddington, BB7 3JE  
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