

33 WESTFIELD DRIVE
WEST BRADFORD
BB7 4TF

£279,950



- Semi-detached dormer bungalow
- Flexible accommodation
- Up to 4 bedrooms, 1 en-suite
- Living room & dining kitchen
- Ground floor bathroom
- Excellent-sized plot, adjoining open fields
- Oil CH & UPVC double glazing
- 101 m2 (1,082 sq ft) approx.

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Situated in a large plot adjoining open fields to the rear, on a sought-after road in the popular Ribble Valley village of West Bradford, this semi-detached home offers flexible accommodation with great potential for upgrading and/or extending subject to the usual permissions.

The property currently comprising an entrance porch, hallway, living room, dining room/downstairs bedroom, breakfast kitchen, ground floor bathroom and three first floor bedrooms, one of which has an en-suite.

Externally the property has a low maintenance front garden and a tarmac driveway providing off-road parking for around three cars which leads to a detached single garage with power and light. The rear garden is an excellent size, majority lawned with a patio area. The rear garden adjoins an open field to the rear.

LOCATION: Entering West Bradford from the Clitheroe direction turn first right into Chapel Lane, continue up the hill to the T-junction, turn right and then immediately left into Westfield Drive.

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

ENTRANCE PORCH: With UPVC external door and side panel and glazed internal door to:

ENTRANCE HALLWAY: With a staircase to the first floor landing, built-in storage cupboard to one wall with electric meters and telephone point.

LIVING ROOM: 3.6m x 4.5m (11'10" x 14'8"); with an electric bar fire in a feature stone surround and television point.

DINING ROOM/GROUND FLOOR BEDROOM: 3.6m x 3.6.0m (11'9" x 11'9").

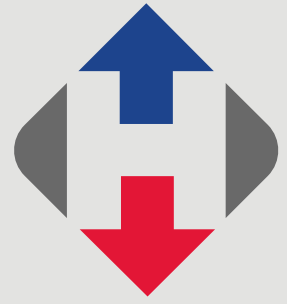
KITCHEN: 3.5m x 2.5m (11'6" x 8'4"); with a range of fitted base and matching wall storage cupboards with complementary work surfaces, double drainer stainless steel sink unit, plumbed and drained for an automatic washing machine, electric cooker point, space for fridge-freezer and UPVC external door to the side of the property.

BATHROOM: 3-piece suite comprising a low level w.c., pedestal handwash basin and a panelled bath with electric shower over, part-tiled walls.

FIRST FLOOR:

LANDING: With built-in storage cupboard housing hot water cylinder.

BEDROOM ONE: 2.5m x 4.2m (8'2" x 13'11"); with double glazed Velux window and attic access point.





EN-SUITE WASHROOM: 2-piece suite comprising a low level w.c. and pedestal hand-wash basin, double glazed Velux window and under eaves storage space.

BEDROOM TWO: 2.3m x 3.1m (10'8" x 10'4"); with 2 built-in storage cupboards and double glazed Velux window.

BEDROOM THREE: 3.3m x 2.5m (10'10" x 8'1").

OUTSIDE: The property is situated in a good-sized plot. To the front of the property is a lawned garden area with shrubs and hedges surrounding. A driveway leads down the side of the property to a DETACHED SINGLE GARAGE with up-and-over door, power and light. The driveway provides off-road parking for approximately 3 cars. Attached to the garage is a brick built outhouse with an oil fired central heating boiler.

The rear garden is an excellent size, majority lawned with flowerbeds, hedgerows, shrubs and small trees. The garden adjoins open fields to the rear with pleasant rural outlooks.

HEATING: Oil fired central heating system complemented by double glazed windows in UPVC frames throughout.



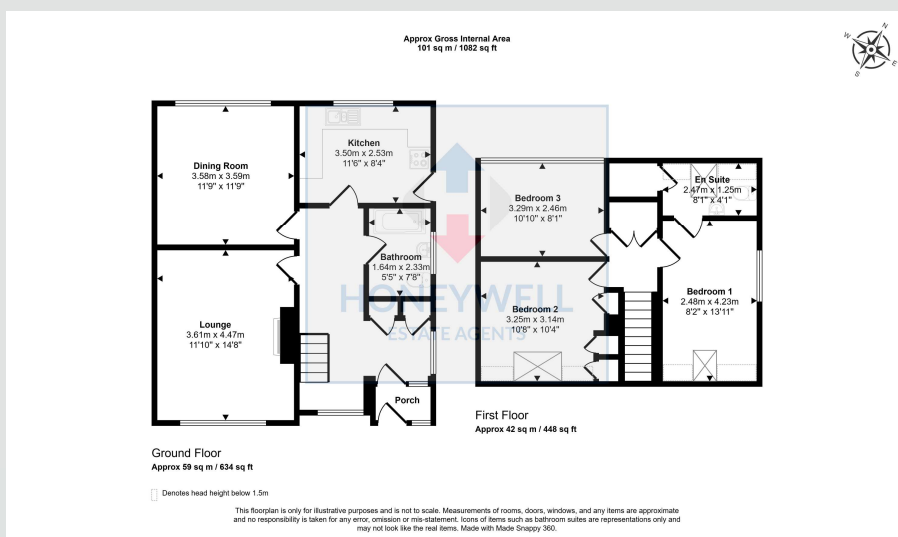
SERVICES: Mains water, electricity and drainage are connected. There is a gas supply to the road that could potentially be connected to the property.

COUNCIL TAX BAND D.

VIEWING: By appointment with our office.

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