

41 BROADFIELD STREET
HALF PENNY MEADOWS
CLITHEROE
BB7 1RT

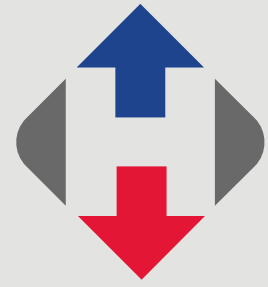
£326,950



- An immaculate three-storey semi
- Master bedroom with en-suite
- South-facing rear garden
- Upgraded dining kitchen with integrated appliances
- Driveway with EV charging point
- Triple glazing, solar panels, gas CH
- Further two bedrooms, family bathroom
- Freehold | 103 m2 (1,106 sq ft) approx.

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Occupying a generous corner plot on the highly sought-after Half Penny Meadows development, this beautifully presented three-storey home offers stylish, upgraded accommodation, a superb top-floor master suite, two-car driveway with electric vehicle charging and attractive lawned areas to the front and rear, including a south-facing rear garden with a larger upgraded patio and drainage area. The property has been upgraded by the current owners throughout with high specification upgrades to the kitchen, appliances, lighting and bathrooms. Solar panels make for more efficient and eco-friendly living and the property has triple glazed windows throughout.



Accommodation comprises an entrance hallway, a stunning dining kitchen with upgraded worktops, a breakfast bar, soft-close drawers, an integrated fridge-freezer, dishwasher and washer/dryer, and downlighting. There is a useful cloakroom and downstairs W.C and a lounge with French doors to the south-facing garden. On the first floor are two bedrooms and a house bathroom and the second floor comprises a 4.5 x 6.9m master suite bedroom with an ensuite shower room, skylights and eaves storage. The property has an EPC rating B, is move-in ready and has no onward chain.

LOCATION: From our town centre office travel down Castle Street and turn right onto Wellgate and follow this road straight down to the T junction. Turn right here, left at the mini roundabout and then follow the road up the hill. Proceed straight over the first mini roundabout and then turn right at the second onto Half Penny Meadows and Higher Standen Drive. Follow the road into the estate passing the park on the right hand side. Continue straight down for a short while before turning left onto Broadfield Street. Follow the road around and number 41 is on the left hand side.

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

ENTRANCE HALLWAY: with a composite external door, built-in storage cupboard, electric meters, staircase to the first floor landing.

DINING KITCHEN: 3.1m x 5.1m (10'3" x 16'10"); with a stunning range of matching base and wall storage cupboards and display cabinets with soft close drawers and upgraded working surfaces and

breakfast bar, a range of built-in appliances including fridge freezer, dishwasher, washer/dryer, a one and a half bowl stainless steel sink unit integrated into the working surfaces, combination central heating boiler, four-ring induction hob with an extractor hood over, built-in electric oven, downlighters.

CLOAKROOM: with a two-piece suite in white comprising a low level W.C, pedestal handwash basin, partially tiled walls.

LOUNGE: 4.2m x 3.4m (13'11" x 11'2"); with television and telephone points, UPVC French doors to the rear gardens.

FIRST FLOOR:

LANDING:

BEDROOM TWO: 3.5m x 3.5m (11'7" x 11'4"); with built-in wardrobes to one wall, separate built-in storage cupboard.





BEDROOM THREE: 2.2m x 3.2m (7'2" x 10'7"); with telephone point.

HOUSE BATHROOM: 2.2m x 1.9m (7'2" x 6'1"); with a three-piece suite in white comprising a low level W.C, pedestal handwash basin and a panelled bath, heated stainless steel towel rail, majority tiled walls, extractor fan. Staircase from the first floor landing to the second floor.

SECOND FLOOR:

MASTER BEDROOM: 4.3m x 6.9m (13'11" x 22'8"); with feature dormer window and skylight, under eaves storage space, television point.

EN-SUITE SHOWER ROOM: 1.4m x 2.6m (4'7" x 8'8"); with a three-piece suite in white comprising a low level W.C, pedestal handwash basin, corner shower enclosure with plumbed shower, half-tiled walls, heated stainless steel towel rail, skylight window.

OUTSIDE: The property is situated in a good size corner plot with lawned front garden and a tarmacked driveway providing off-road parking for two cars with an electric car charger. A pathway leads around the side of the property to a majority lawned rear garden with external power points and water point.



HEATING: Gas fired hot water central heating system complemented by triple glazed windows in UPVC frames throughout. The house also benefits from solar panels to provide more efficiency.

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

ESTATE CHARGE: There is an annual estate charge of £165.90.

COUNCIL TAX BAND D.

TENURE: Freehold.

FLOOD RISK LEVEL: Very low.

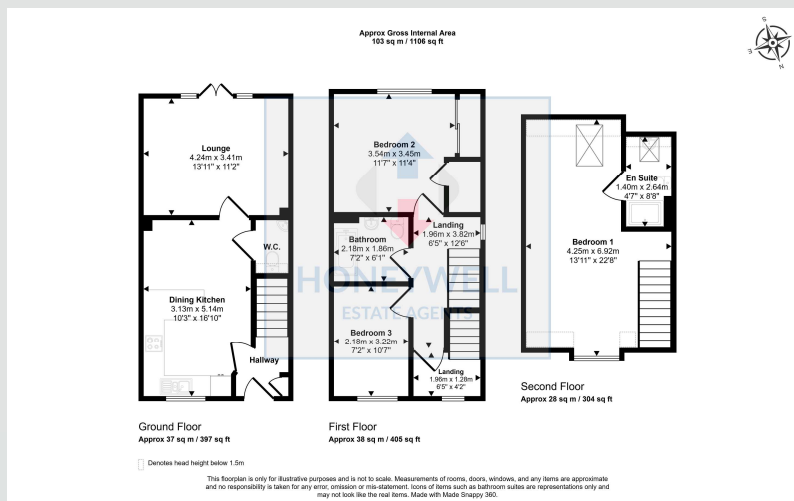
EPC: The energy efficiency rating for this property is B.

VIEWING: By appointment with our office.

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Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee of £27 + VAT per person for this service.





41 Broadfield Street, Clitheroe, BB7 1RT
MJ/CE/180826

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