

10 SOUTHFIELD DRIVE
WEST BRADFORD
CLITHEROE
BB7 4TU

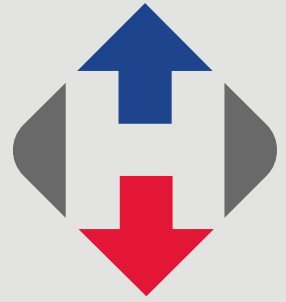
£425,000



- Spacious family detached house
- Good-sized private rear garden
- 4 bedrooms, 3-piece bathroom
- Requires some updating
- Large lounge with log burner
- Prime village location
- Dining kitchen, utility & shower room
- 197m² (2,122 sq ft) inc garage approx.

honeywell.co.uk

A spacious detached house situated in this extremely popular village which is only a 5 minutes' drive from Clitheroe and has good access to Bowland High School. The house offers great space but does now require some updating. On the ground floor there is a hallway, 3-piece shower room, large dual aspect lounge with log burner, spacious dining kitchen, utility room and lean-to conservatory. Upstairs there are four good-sized bedrooms and a 3-piece bathroom.



Outside there is a double driveway leading to the double garage, a front garden with hedging and a southwest facing private rear garden which attracts the afternoon and evening sun.

LOCATION: On entering West Bradford from the Clitheroe direction cross over the bridge and turn first right up the hill along Chapel Lane. At the top turn right onto Grindleton Road and then turn right again onto Southfield Drive.

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

ENTRANCE: Through hardwood front door leading to:

HALLWAY: With coved cornicing and staircase off to first floor.

SHOWER ROOM: 3-piece white suite comprising low suite w.c. with push button flush, pedestal wash-hand basin with chrome taps, corner shower enclosure with fitted shower and part-tiled walls.

LOUNGE: 3.9m x 8.0m (12'10" x 26'3"); a dual aspect room with window to front elevation, windows to side elevation and PVC patio doors to rear, wall-light points, coved cornicing, television point and a feature cast iron wood burning stove sat on stone hearth.

DINING KITCHEN: 3.3m x 3.3m (10'9" x 10'10") + 3.9m x 3.4m (12'8" x 11'0") ; a spacious dining kitchen with a range of fitted wall and base units, laminate work surface, tiled splashback, one-and-a-half bowl single drainer sink unit with mixer tap, electric cooker with 2 ovens, 4-ring electric hob with extractor over, space for a fridge, space for a dining table and chairs, coved cornicing, dado rail and half-glazed PVC door to:

CONSERVATORY: 3.6m x 2.2m (11'11" x 7'1"); a lean-to white PVC conservatory with stone flagged floor and door to rear garden.

UTILITY ROOM: 2.3m x 1.7m (7'7" x 5'9"); with plumbing for a washing machine, wall-mounted Worcester combination central heating boiler and fitted shelving.

DOUBLE GARAGE: With sectional up-and-over door, power, light and personal door to the side.





FIRST FLOOR:

LANDING: With loft access and window to front elevation.

BEDROOM ONE: 3.8m x 4.3m (12'4" x 14'1"); with windows to front and rear, wall-to-wall range of fitted wardrobes and attractive open outlooks to the rear.

BEDROOM TWO: 4.3m x 3.6m (14'2" x 11'9").

BEDROOM THREE: 3.8m x 3.3m (12'7" x 10'11"); with fitted double wardrobe.

BEDROOM FOUR: 3.3m x 3.3m (10'11" x 10'10"); with attractive outlooks.

BATHROOM: With 3-piece white suite comprising low suite w.c. with push button flush, vanity wash-hand basin with chrome mixer tap, storage cupboards under and bathroom cabinet and vanity mirror over and a panelled bath with chrome mixer tap. Heated ladder style towel rail, part-tiled walls and built-in storage cupboard for linen.



OUTSIDE: To the front of the property is a drive providing parking for 2 cars side-by-side along with a front garden with lawn and boundary hedging. Access along the side of the house leads to a good-sized rear garden with paved patio area, lawn, boundary hedging, mature shrubs and trees. The rear garden is south-west facing and attracts the afternoon and evening sun.

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.

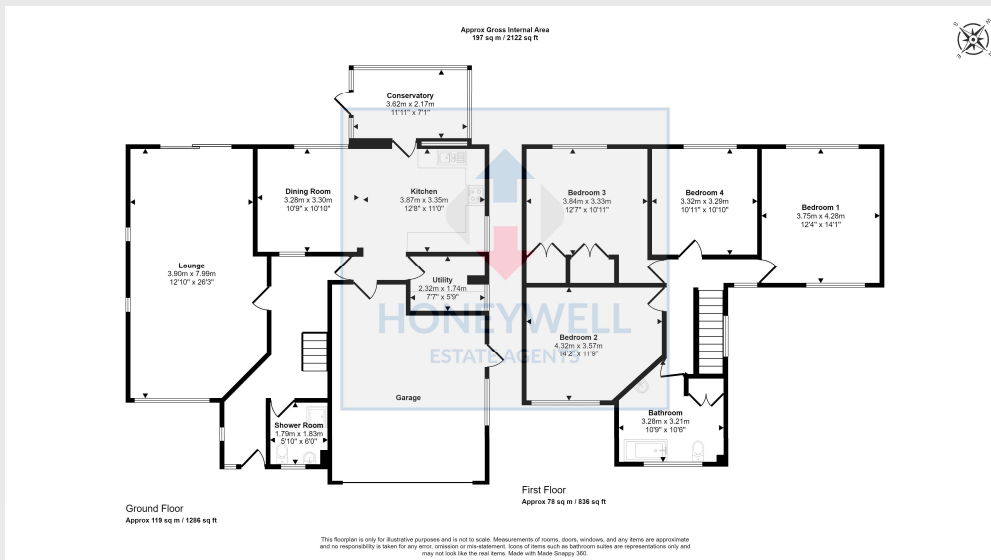
TENURE: Freehold.

COUNCIL TAX BAND F.

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





10 Southfield Drive, West Bradford, Clitheroe, BB7 4TU
CD/CJ/310124

Selling your house? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ
T: 01282 698200 E: barrowford@honeywell.co.uk

HoneywellEstateAgents
 HoneywellAgents

honeywell.co.uk

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.