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1 Eastfield Drive, West Bradford, Ribble Valley BB7 4TQ  
£224,999



A good sized semi-detached family home on a generous plot with ample off-road parking, detached garage and car port at the bottom of a popular cul de sac in this easily accessible Ribble Valley village. In need of modernisation, the property is ideally suited to prospective purchasers looking to make a property their own. The property is sat on a generous plot and could accommodate further extending subject to planning.

On entering to the property there is a small entrance hall with storage cupboard which opens into a large hallway with staircase to the first floor and into the bathroom living room, dining room and kitchen.

There is a good sized lounge fronted by a large uPVC double glazed window allowing ample light into the room illuminating the central fireplace. Adjoining this room to the rear is the dining room, currently used as a third bedroom, with external access to the rear patio. Also at the rear of the property is the small kitchen room with base level units and upvc double glazed window onto the rear as well as external access to the side.

On the first floor there is a small landing area with storage cupboard and two good sized double bedrooms with ample eaves storage and potential for dormer extension.

Externally there is a driveway offering off-road parking for multiple vehicles with sweeping paved and bordered front gardens with potential for extension. The double driveway leads up to the car port and detached single garage with electric up and over door and small storage shed to the rear. The rear gardens are paved and South-West facing making the creating a small private sun trap.

The village of West Bradford is well suited to family life with easy access to neighbouring villages and also Clitheroe centre itself. There are excellent local primary and secondary schools and the property is approximately 10 minutes' drive from the A59 with links to Skipton and Preston.

### **Services**

All mains services are connected.

### **Tenure**

We understand from the owners to be Freehold.

### **Energy Performance Rating**

TBC.

### **Council Tax**

Band D.

### **Viewings**

Strictly by appointment only.

### **Office Hours**

53 King Street, Whalley, BB7 9SP  
Monday to Friday 9.00am to 5.00pm  
Saturday 9.30am to 2.30pm

### **Money Laundering Regulations**

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

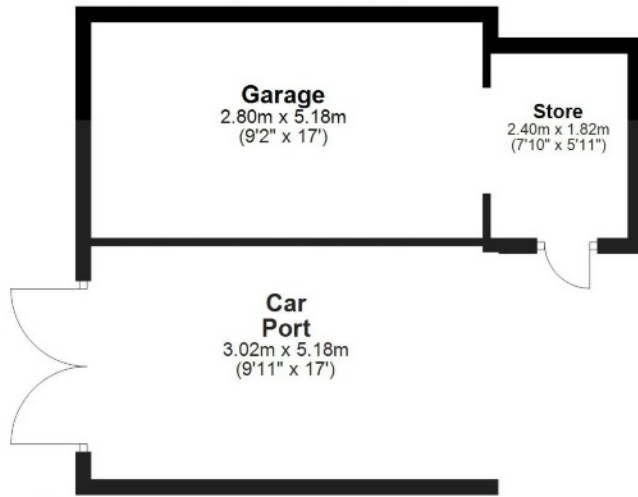
We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction) .





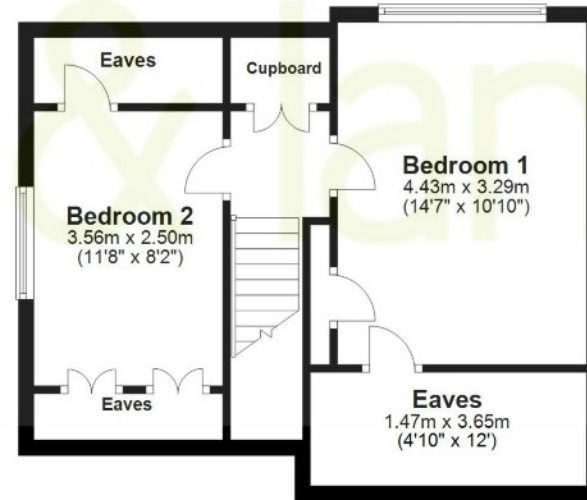
Floorplan



**Ground Floor**  
Approx. 57.4 sq. metres (618.0 sq. feet)



**First Floor**  
Approx. 40.9 sq. metres (440.1 sq. feet)



Total area: approx. 98.3 sq. metres (1058.1 sq. feet)





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