



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Millbrook Court, West Bradford, BB7 4TY

### Offers Over £260,000

A SPACIOUS AND AIRY FOUR-BEDROOM FAMILY HOME IN THE HEART OF WEST BRADFORD

Nestled on a peaceful and family friendly cul-de-sac in the highly sought after Ribbles Valley village of West Bradford, this four-bedroom family home is being welcomed to the property market. Ideally suited for a growing family, the property offers easy access to beautiful countryside walks along the River Ribble as well as being only a short distance from the neighbouring town of Clitheroe for all major amenities, schools and commuter routes along the A59 towards Skipton and Preston.

The property comprises briefly, to the ground floor: entrance to a welcoming hallway with stairs leading to the first floor, double doors to the spacious living room, and a door providing access to wonderful dining kitchen with storage room. To the first floor is a landing with stairs to the second floor and doors leading to three double bedrooms and a four-piece family bathroom suite. To the second floor is the master bedroom with ensuite shower room. Externally the property boasts a block paved driveway providing off-road parking for two vehicles.

For further information, or to arrange a viewing, please contact our Clitheroe team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

# Millbrook Court, West Bradford, BB7 4TY

## Offers Over £260,000



- Four Bedroom Property
- Spacious Reception Room
- Off Road Parking for two
- Village Location
- Set Over Three Floors
- En Suite To Main Bedroom
- Freehold
- Fitted Kitchen
- Four Piece Bathroom
- Council Tax Band D

### Ground Floor

#### Entrance Hallway

19'4 x 5'8 (5.89m x 1.73m)

Hardwood single glazed front entrance door, central heating radiator, wood effect flooring, stairs to the first floor and doors to kitchen and reception room.

#### Kitchen

19'3 x 14'3 (5.87m x 4.34m)

Range of oak wall and base units, space for range cooker, stainless steel one and a half bowl sink with drainer and mixer tap, plumbing for washing machine and dishwasher, integrated fridge freezer, tiled flooring, coving, spotlights, television point and doors to the reception room and storage room.

#### Storage Room

7'7 x 3'3 (2.31m x 0.99m)

Central heating radiator.

#### Reception Room

20'10 x 14'9 (6.35m x 4.50m)

Two UPVC double glazed windows, two central heating radiators, coal burning effect gas fire and coving.

### First Floor

#### Landing

Storage cupboard, stairs to the second floor and doors to three bedrooms and bathroom.

#### Bedroom Two

17'9 x 10'9 (5.41m x 3.28m)

Hardwood double glazed window, central heating radiator, fitted wardrobes and coving.

#### Bedroom Three

17'9 x 9'11 (5.41m x 3.02m)

Hardwood double glazed window, central heating radiator, fitted wardrobes and coving.

#### Bedroom Four

12' x 8'4 (3.66m x 2.54m)

Hardwood double glazed window, central heating radiator, fitted wardrobes and coving.

#### Bathroom

11'10 x 5'11 (3.61m x 1.80m)

Hardwood double glazed frosted window, central heating towel rail, low basin WC, pedestal wash basin, panelled bath, corner shower unit, spotlights and vinyl flooring.

### Second Floor

#### Bedroom One

21'1 x 18'9 (6.43m x 5.72m)

Velux window, two hardwood double glazed dormer windows, two central heating radiators, eaves storage and door to the en suite.

### En Suite

6'5 x 5'7 (1.96m x 1.70m)

Velux window, low basin WC, pedestal wash basin, panelled bath with electric shower overhead and part tiled elevations.

### External

#### Front

Driveway providing off road parking.

