



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

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Grindleton Road, West Bradford, BB7 4TE

£374,950

A BEAUTIFULLY PRESENTED SEMI-DETACHED FAMILY HOME

Nestled in the charming Ribble Valley village of West Bradford, this exquisite three-bedroom semi-detached family home offers a perfect blend of comfort and style. The property boasts three well-proportioned reception rooms, providing ample space for both relaxation and entertaining. The spacious kitchen is a delightful feature, ideal for family meals and gatherings.

One of the standout attributes of this home is its beautifully landscaped garden, which serves as a peaceful retreat. The garden includes a summer house, currently utilised as a hobby room and garden room, offering a versatile space for leisure activities or quiet contemplation.

For those with vehicles, the property benefits from off-road parking on a convenient driveway, ensuring ease of access. This home is particularly well-suited for a growing family seeking a semi-rural lifestyle, while still enjoying good connectivity to the nearby town of Clitheroe, which offers a range of amenities. Additionally, the A59 provides straightforward commuting routes towards Skipton and Preston, making this location both tranquil and practical.

In summary, this lovely semi-detached house on Grindleton Road presents an excellent opportunity for families looking to settle in a serene environment without sacrificing accessibility to urban conveniences.

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Grindleton Road, West Bradford, BB7 4TE

£374,950



- Exceptional Semi Detached Property
- Abundance of Living Space
- Ample Off Road Parking
- EPC Rating TBC
- Three Bedrooms
- Presented to Highest Standard Throughout
- Tenure Freehold
- Four Piece Bathroom Suite
- Exquisite Landscaped Gardens
- Council Tax Band D

Ground Floor

Entrance Hall

10'1 x 8'3 (3.07m x 2.51m)

Rockdoor double glazed frosted front door, central heating radiator, Karndean flooring, doors leading to reception room one, WC and reception room three.

Reception Room One

20'1 x 10'4 (6.12m x 3.15m)

UPVC triple glazed window, central heating radiator, cornice coving, four feature wall lights, living flame gas fire with limestone surround and double doors to reception room two.

Reception Room Two

11'6 x 10'2 (3.51m x 3.10m)

Velux window, central heating radiator, two feature wall lights, Karndean flooring, door to kitchen and double Rockdoor double glazed doors to rear.

Kitchen

15'3 x 9'1 (4.65m x 2.77m)

Two UPVC triple glazed windows, range of solid oak wall and base units with granite work surfaces, integrated high rise double Bosch oven, Bosch four ring induction hob and extractor hood, granite splashback, inset stainless steel one and a half bowl sink and drainer with mixer tap, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, plinth heater, tiled flooring and open arch to reception room three.

Reception Room Three

9'6 x 6'8 (2.90m x 2.03m)

UPVC triple glazed window, central heating radiator, Karndean flooring and door to boiler room.

WC

5'4 x 4'8 (1.63m x 1.42m)

UPVC triple glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, extractor fan, tiled flooring and door to cloakroom.

First Floor

Landing

UPVC triple glazed window, central heating radiator, smoke detector, doors leading to two bedrooms, further landing, store and mezzanine store.

Bedroom One

15'3 x 9'1 (4.65m x 2.77m)

UPVC triple glazed window, two central heating radiators and door to dressing room.

Bedroom Two

13'2 x 10'3 (4.01m x 3.12m)

UPVC triple glazed window and central heating radiator.

Bedroom Three

9'1 x 7'7 (2.77m x 2.31m)

UPVC triple glazed window, central heating radiator, access to loft via fitted ladder, store and wood effect flooring.

Bathroom

12'11 x 5'6 (3.94m x 1.68m)

Two UPVC triple glazed windows, central heating radiator, Heritage central heated towel rail, low basin WC, pedestal wash basin with traditional taps, freestanding rolltop ball and clawfoot double bath with mixer and rinse head, direct feed rainfall shower with rinse head, partially tiled elevations, PVC panelling to ceiling, spotlights, extractor fan and wood effect flooring.

External

Rear

Landscaped laid to lawn garden with bedding areas, two sheds and summerhouse.

Summerhouse

17'4 x 10'10 (5.28m x 3.30m)

Power and lighting.

Front

Bedding areas and off road parking.



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