



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</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>	<b>52</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.

## Chapel Lane, West Bradford, BB7 4SN

### Offers Over £175,000

AN EXCEPTIONAL COTTAGE IN A DESIRABLE AREA

Offering spacious rooms, stunning original features and flowing internally with character and charm, this exceptional two bedroom end cottage property is being proudly welcomed to the market in the sought after and picturesque village of West Bradford. With modern fixtures and fittings, two double bedrooms and neutral decoration, this property is the perfect home for any small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Clitheroe, Skipton, Preston and major motorway links.

The property comprises briefly; a contemporary fitted kitchen diner with modern, country style wall and base units and integrated appliances leads through to a reception room. The reception room boasts stunning cast iron wood burner and houses a staircase to the first floor. The first floor comprises of doors on to two double bedrooms and a modern four piece bathroom suite. Externally there is an enclosed courtyard with artificial lawn and decking areas.

For further information or to arrange a viewing please contact our Ribbles Valley branch at your earliest convenience.

# Chapel Lane, West Bradford, BB7 4SN

## Offers Over £175,000

 2  1  1  E

- Charming End Terrace Cottage
- Contemporary Fitted Kitchen
- Picturesque Surroundings
- EPC Rating E
- Two Bedrooms
- Bursting with Character
- Tenure Freehold
- Three Piece Bathroom Suite
- Enclosed Courtyard to Front
- Council Tax Band A

### Ground Floor

#### Kitchen

14'0 x 12'3 (4.27m x 3.73m )

Composite double glazed stable front door, two hardwood double glazed windows, central heating radiator, range of panelled wall and base units with solid wood work surfaces, ceramic Belfast sink with high spout mixer tap, integrated electric double oven with five ring induction hob, space for fridge freezer, integrated dishwasher and wine cooler, plumbing for washing machine, space for dryer, central island with breakfast bar, spotlights, wood effect laminate flooring and open to reception room.

#### Reception Room

17'4 x 11'10 (5.28m x 3.61m)

Two hardwood double glazed windows, UPVC double glazed frosted window, central heating radiator, cornice coving, dado rail, wood panel elevations, three feature wall lights, cast iron multifuel burner with stone hearth and tiled surround, television point, solid wood flooring and stairs to first floor.

### First Floor

#### Landing

9'0 x 2'7 (2.74m x 0.79m)

Central heating radiator, solid wood flooring, open to bedroom one, bedroom two and sliding door to bathroom.

#### Bedroom One

14'0 x 12'3 (4.27m x 3.73m )

Two hardwood double glazed windows, central heating radiator, spotlights, loft hatch, fitted wardrobes and solid wood flooring.

#### Bedroom Two

9'4 x 7'8 (2.84m x 2.34m)

Hardwood double glazed window, central heating radiator, coving, fitted wardrobe and solid wood flooring.

#### Bathroom

11'0 x 8'10 (3.35m x 2.69m)

Hardwood single glazed window, central heating radiator, wood panel bath with mixer tap and rinse head, dual flush WC, direct feed rainfall shower enclosed, vanity top wash basin with mixer tap, tiled elevations, spotlights, extractor fan, coving, integrated linen cupboard and wood effect laminate flooring.

### External

#### Front

Courtyard with artificial lawn, decking and mature shrubbery.



Tel: 01200422824

www.keenans-estateagents.co.uk