4 HILLSIDE DRIVE
WEST BRADFORD
BB7 4TG

£275,000

HONEYWELL
ESTATE AGENTS



- Semi detached dormer bungalow
- 3-4 bedrooms, 1 ground floor
- Lounge and kitchen
- 4-piece bathroom with shower
- Requires some updating
- Lovely enclosed rear garden
- Driveway and garage
- 111 m2 (1,195 sq ft) approx.

A deceptively spacious semi detached dormer bungalow situated within this extremely popular village which is only a short drive from Clitheroe. The house offers flexible accommodation across two floors. On the ground floor there is a large hallway, lounge with fireplace, dining room or ground floor double bedroom, kitchen and 4-piece bathroom with separate shower. Upstairs there are three bedrooms with the master having an en-suite W.C. Outside there is a front garden, a driveway to the side leading to a single garage and a lovely enclosed lawned rear garden.

West Bradford is a very popular village which is only a few minutes' drive from Clitheroe, Bowland High School is close by between Grindleton and Sawley. The property is freehold and offered for sale chain free, early viewing is recommended.

LOCATION: On entering West Bradford over the bridge from Clitheroe, enter the village, turn right into Chapel Lane and at the top turn right into Grindleton Road. Hillside Drive is the second turning on the left.

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

ENTRANCE PORCH: with PVC front door and glazed side panel, glazed door to hallway.

HALLWAY: with double cloak storage cupboard housing Ideal combination central heating boiler installed in December 2024. Staircase off to first floor and window to front elevation.

LOUNGE: 3.7m x 4.6m (12'0" x 15'1"); with a stone fireplace extending to corner T.V unit. The gas fire is not functional and has been capped for safety.

DINING ROOM or BEDROOM: 3.6m x 3.7m (11'10" x 12'0"); superb ground floor double bedroom or dining room with outlooks across the rear garden.

KITCHEN: 3.5m x 2.5m (11'4" x 8'3"); with a fitted range of white wall and base units with complementary laminate work surface and tiled splashback, one bowl stainless steel sink unit with mixer tap, electric cooker, plumbing for a washing machine, space for fridge freezer and door to side driveway.

BATHROOM: 1.7m x 2.4m (5'6" x 7'11"); with a four-piece white suite comprising low suite W.C with pushbutton flush, pedestal wash handbasin, chrome mixer tap, panelled bath with chrome shower tap fitment, corner shower enclosure with Mira electric shower, chrome heated ladder-style towel rail and mermaid splash panel walls.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.3m x 5.7m (10'10" x 18'8"); with built-in wardrobes with storage cupboards over and fitted drawers.

ENSUITE W.C: with a low suite W.C with pushbutton flush and a wall-hung wash handbasin with chrome mixer tap, extractor fan.









BEDROOM TWO: 2.5m x 4.2m (8'4" x 13'11"); with loft access and eaves storage.

BEDROOM THREE: 3.3m x 2.7m (10'10" x 8'11"); with built-in storage cupboard with shelving.

OUTSIDE: The property has a front garden with brick boundary wall, central lawn with planting borders and tarmac pathway to front door. Side driveway providing private parking leading to a single garage with up and over door, power and light. Gated access leads to a lovely enclosed rear garden with paved patio area, lawn with planting borders, timber boundary fence and brick-built store.

HEATING: Gas fired hot water central heating system complemented by sealed unit double glazing. Ideal combination central heating boiler installed in December 2024.

SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND D.

TENURE: Freehold.

FLOOD RISK LEVEL: Very low.

VIEWING: By appointment with our office.

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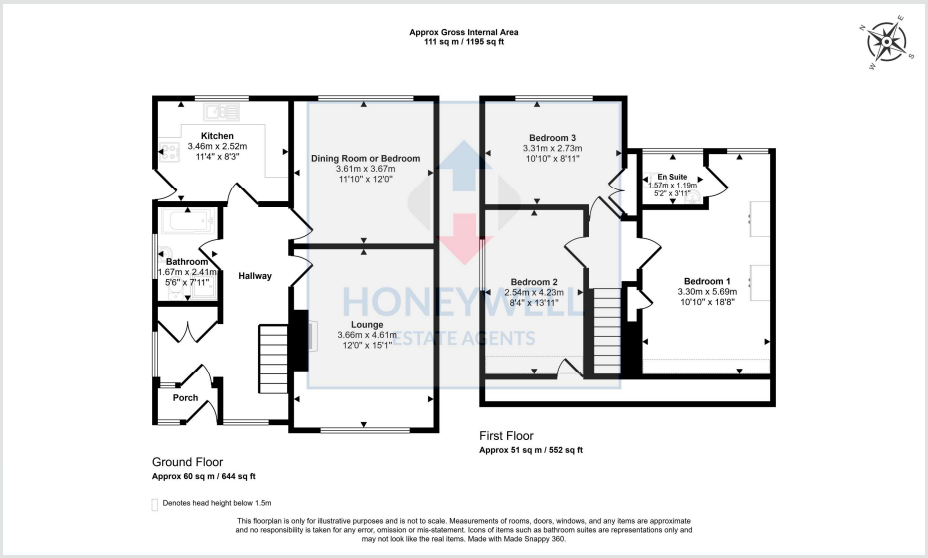












4 Hillside Drive, West Bradford, BB7 4TG
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