



30 Clitheroe Road, West Bradford

£310,000 Freehold

Stonebuilt detached family house in sought-after village setting. 3 bedrooms, office, 4-piece bathroom, 3-piece en-suite. Front lounge, spacious kitchen diner. Freehold, no onward chain. Village charm with easy access to schools & amenities.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Nestled within a sought-after village setting, this stonebuilt detached family house boasts an inviting appeal ideal for families or downsizers alike and presents an excellent opportunity in a delightful location. The accommodation features 3 bedrooms complemented by a flexible office/study, along with a generous 4-piece bathroom and a convenient 3-piece en-suite shower room. The property also includes a good-sized front lounge and a spacious fitted kitchen diner with excellent storage. The property is offered freehold and benefits from no onward chain, promising a hassle-free transaction for the discerning buyer. With countryside walks at your doorstep and superb access to village primary and secondary schools, this individual plot exudes a warm charm and affords ample potential for further enhancement. Additionally, a short drive will lead you to nearby Clitheroe, offering an abundance of amenities just moments away.

Externally, the property is set within an attractive position, providing a tarmac driveway that can accommodate two cars, leading to an integral single garage with power, lighting, and an up-and-over door. The front garden features a lawn area bordered by a stone boundary wall and deep planted borders, and

there is a private rear patio garden, offering tranquillity and seclusion. The low-maintenance patio is encircled by large raised planted borders and timber fencing, ensuring privacy and a backdrop for outdoor relaxation. This home presents a rare opportunity to own a property within a thriving village community, blending countryside living with the convenience of nearby amenities.

- Stonebuilt Detached Family House
- Sought After Village Location
- 3 Bedrooms & Flexible Office/Study
- Generous 4-pce Bathroom & 3-pce En-suite
- Freehold; No Onward Chain
- Integral Garage & 2-Car Driveway
- Low Maintenance Private Patio Garden
- Front Lounge & Spacious Fitted Kitchen Diner
- Attractive Position Within Village
- Excellent Further Potential To Enhance Further



Entrance vestibule

UPVC double glazed door.

Lounge

Attractive bay window, uPVC double glazed windows with village outlooks, panel radiator, TV point, feature inset fireplace, stone hearth and surround with gas fire, wall light points.

Inner Hallway

Stairs to first floor, stunning feature uPVC double glazed picture window.

Kitchen Diner

Light filled room with dining area, uPVC double glazed windows to side and rear, private outlooks over rear patio garden. Good sized storage cupboard. Spacious fitted kitchen area with an array of wall, base and drawer units, laminate worktops, tiled splashback, integrated electric oven and grill, 4-ring gas hob, sink drainer unit with mixer tap, plumbing for dishwasher, wood style flooring, uPVC double glazed external door.

Landing

Spindle balustrade, feature uPVC double glazed window.

Bedroom One

Excellent double room, naturally bright with uPVC double glazed windows, fitted wardrobes, panel radiator.

En-suite Shower Room

White 3-pce suite with shower enclosure with direct feed shower, low level w.c., pedestal wash basin, laminate floor, panel radiator, uPVC double glazed window, fully tiled walls.

Bedroom Two

Double room with panel radiator, uPVC double glazed windows, built in storage cupboard.

Bedroom Three

Single room with panel radiator, uPVC double glazed window.

Study/ office/ nursery

Flexible room with uPVC double glazed window, panel radiator.

Bathroom

Large 4-pce white suite with shower enclosure, pedestal wash basin, low level w.c., double ended panelled bath with mixer shower tap over, panel radiator, uPVC double glazed frosted windows, laminate floor, fully tiled walls.

Garage

Up and over door, power and lighting, space for tumble dryer, combination gas central heating boiler on wall.





Floor 0



Floor 1

Approximate total area⁽¹⁾
1150 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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