



athertons
property & land tel. 01254 828810

www.athertons-uk.com

Woodfield View, Whalley, Ribble Valley BB7
£185,000



A neutrally finished and pleasantly refurbished, bay-fronted, two-bedroom terraced property on a popular street close to the village centre. Boasting a large rear garden with potential for off-road parking, the property provides an excellent opportunity for an investor or first-time buyer. Offered to the market with no onward chain, early viewing is highly recommended.

Approximate Gross Internal Area (GIA) – 665.9 Sq Ft (61.9 Sq M)

The accommodation briefly comprises: entrance vestibule, entrance hall, lounge, kitchen/diner, two first-floor double bedrooms, and a three-piece bathroom. The property has undergone good refurbishment over the years of ownership and includes uPVC double-glazed windows and doors, a modern kitchen area, and large gardens to the rear enjoying a south-west aspect.

Internally, you are greeted by an inner hallway with staircase to the first floor and door into the lounge. The lounge enjoys a large bay window to the front, carpet floor coverings, inset electric fire with stone surround, and access into the kitchen/diner.

The kitchen/diner to the rear is a lovely, modern space with a range of base and eye-level units, maple-effect worktops, a range of integrated Bosch appliances including four-ring induction hob, electric oven, extractor over, plumbing for a washing machine, space for a fridge/freezer, space for a dining table, large under-stairs storage cupboard, and access to the rear garden.

On the first floor there are two double bedrooms, with the main bedroom benefiting from an over-stairs wardrobe area. The three-piece bathroom consists of a panelled bath with overhead shower, pedestal washbasin, and low-suite WC with tiled walls.

Outside – To the rear, an initial patio area gives way to two brick-built outbuildings providing excellent storage, and a large yard area, mainly gravelled with paved borders. This area leads onto a rear alley and provides great scope for an off-road parking area if desired.

The property is situated in the centre of Whalley village, just a stone's throw from the beautiful main high street. The area is in the heart of the Ribble Valley, and the nearby market town of Clitheroe is well placed for commuting, offering excellent communication links with all East Lancashire business centres and the rest of the country by road and rail. Whalley offers a varied range of amenities including an excellent selection of shops, bars, cafés, and salons, as well as supermarkets and the impressive Whalley Wine Shop & Bar.

Services

All mains services are connected.

Tenure

We understand from the vendors to be Leasehold. 999 year lease starting from 17th March 1937. £3 per annum ground rent - has not been collected.

Energy Performance Rating

D (62).

Council Tax

Band B.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP

Monday to Friday - 9.00am to 5.00pm

Saturday - 9.30am to 1.30pm

01254 828810

8 York Street, Clitheroe, BB7 2DL

Monday to Friday - 9.00am to 5.00pm

01200 428691

Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





Ground Floor

Approx. 31.0 sq. metres (333.5 sq. feet)



First Floor

Approx. 30.9 sq. metres (332.4 sq. feet)



Total area: approx. 61.9 sq. metres (665.9 sq. feet)





