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Westfield Drive, West Bradford, Ribble Valley BB7  
£289,950





An immaculately maintained and beautifully refurbished semi-detached bungalow, occupying a prominent corner plot on the highly regarded Westfield Drive in the heart of West Bradford, a charming Ribble Valley village. This delightful two-bedroom home has been thoughtfully updated to create a turnkey property of exceptional quality, offering landscaped gardens, stylish interiors, and excellent potential for further extension into the loft.

Set within generous, landscaped front, side, and rear gardens, the property enjoys excellent natural light and neutrally finished, contemporary living accommodation. Tastefully modernised by its current owners, it features a brand-new tiled bathroom, new carpets throughout, fitted bedroom furniture, and solar panels, ensuring an efficient and comfortable living environment. A wide block-paved driveway leads to an attached single garage, providing ample off-road parking, with low-walled borders and well-planned garden areas enhancing the property's kerb appeal.

A double-glazed entrance porch with a polycarbonate roof opens into a long and welcoming hallway, lined with useful storage cupboards and giving access to all principal rooms. To the front of the property is a bright and spacious living room, where a large front-facing window fills the room with light, and an inset electric fireplace provides a warm focal point.

The recently completed family bathroom has been finished to an exquisite standard, with contemporary tiling to the floor and walls, a walk-in shower with sleek glass screen, dual-flush WC, a vanity wash basin, and a built-in storage cupboard.

The kitchen is both practical and stylish, fitted with a range of cream base and eye-level units with tiled flooring, a four-ring induction hob with extractor over, electric oven and grill, and an under-counter half fridge. A stainless steel dual-bowl sink sits beneath a window with side garden views. From the kitchen, an inner hallway provides external access to both the front and rear of the property and internal access into the garage, which is equipped with a remote-controlled electric up-and-over door, power, and lighting.

There are two well-proportioned double bedrooms, each tastefully presented. The principal bedroom benefits from a full wall of fitted wardrobes, while the second bedroom offers a comfortable and versatile space for guests or a home office.

Externally, the gardens have been thoughtfully landscaped for ease of maintenance and year-round enjoyment. The front and side gardens feature paved and gravelled areas interspersed with artificial turf lawns while low-walled borders and paved pathways create a sense of structure and space. The rear garden enjoys a paved patio, raised timber and brick flower beds and artificial turf lawn areas, perfect for relaxing or entertaining.

Westfield Drive is situated within the picturesque village of West Bradford, renowned for its welcoming community, pretty setting, and excellent proximity to Clitheroe and the surrounding Ribble Valley countryside. With its superb condition, landscaped gardens, and potential for further development, this is an ideal opportunity for downsizers or those seeking a low-maintenance home in an enviable location.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Freehold.

## Energy Performance Rating

TBC.

## Council Tax

Band C.

## 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

Main area: approx. 75.7 sq. metres (815.0 sq. feet)

Plus garages, approx. 14.6 sq. metres (157.1 sq. feet)



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