





A beautifully presented three-bedroom detached home, superbly positioned on Grindleton Road in the highly sought-after Ribble Valley village of West Bradford. Enjoying outstanding open views across rolling countryside and towards the iconic Pendle Hill, this attractive property has been comprehensively updated to provide a stylish, modern home in excellent condition, ideal for families or those seeking a turnkey residence in a prime village setting.

The property has benefited from significant recent investment, including a newly fitted kitchen, bathroom and ground floor WC in 2024, alongside a brand-new Glow-worm combination boiler installed less than twelve months ago. Finished throughout with contemporary tiled kitchens and bathrooms and quality flooring, the home offers both practicality and refined presentation.

Internally, the accommodation is bright, spacious and thoughtfully arranged. The welcoming entrance hall sets the tone, featuring Karndean flooring and a striking oak staircase with iron spindles rising to the first floor. A fully tiled two-piece WC is located off the hallway, while open access leads through to both the kitchen and the impressive main living space.

The showcase lounge and dining room extends the full length and width of the house, measuring over eight metres and forming a superb social and entertaining space. Karndean flooring runs throughout, while a wide picture window to the front beautifully frames the far-reaching views across the Ribble Valley. An electric fire with stone-effect surround provides a contemporary focal point, and sliding glazed doors to the rear open directly onto the patio.

The kitchen and breakfast room, newly installed in 2024, has been finished to an exceptional standard. Sleek floating base and eye-level units are complemented by LED backlighting, porcelain-tiled worktops and splashbacks, and fully tiled floors and walls for durability and ease of maintenance. Integrated Bosch appliances include a fridge/freezer, induction hob, dishwasher and double oven, while a ceramic sink and drainer and space for a dining table make this a highly functional yet stylish breakfast kitchen. French doors open onto the rear garden, and a side door provides additional external access.

A separate utility room continues the contemporary theme, fitted in a matching style to the kitchen with modern tiling, base units, and a ceramic dual-bowl sink. With ample plumbing and space for a washing machine and dryer, this room offers an excellent dedicated laundry area with additional space for drying.

To the first floor, the landing provides access to three bedrooms, a useful storage cupboard, and the family bathroom. The principal bedroom is a generous double, benefiting from an extensive range of fitted wardrobes and a wide window enjoying pleasant rear aspects. Bedroom two is another comfortable double with fitted storage, while bedroom three is a well-proportioned single, also featuring fitted wardrobes. The family bathroom is compact yet stylish, fully tiled and fitted with a panelled bath with overhead mains shower and folding screen, wall-mounted wash basin, and dual-flush WC, finished to a contemporary standard.

Externally, to the front, an Indian stone-paved driveway provides off-road parking and leads to the garage, which has been partially converted to create the internal utility room while retaining a substantial storage area. The garage houses the recently installed combination boiler and benefits from power, lighting and heating. From the front of the property, there are lovely open views towards Pendle Hill, alongside gated side access leading to the rear garden. The rear garden is neatly arranged with Indian stone paved patios and walkways framing a central lawned area, creating an attractive and low-maintenance outdoor space. A brick-built outbuilding provides useful additional storage.

Set within one of the Ribble Valley's most desirable villages, West Bradford is renowned for its scenic surroundings, historic charm, and excellent access to Clitheroe. With countryside walks on the doorstep, highly regarded local schools nearby, and iconic views forming part of the everyday outlook, this stylish and well-maintained home represents an excellent opportunity to secure village living with modern comfort and exceptional views.

## Services

All mains services are connected.

## Tenure

We understand from the vendors to be Freehold

## Energy Performance Rating

TBC

## Council Tax

RVBC E

## 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).









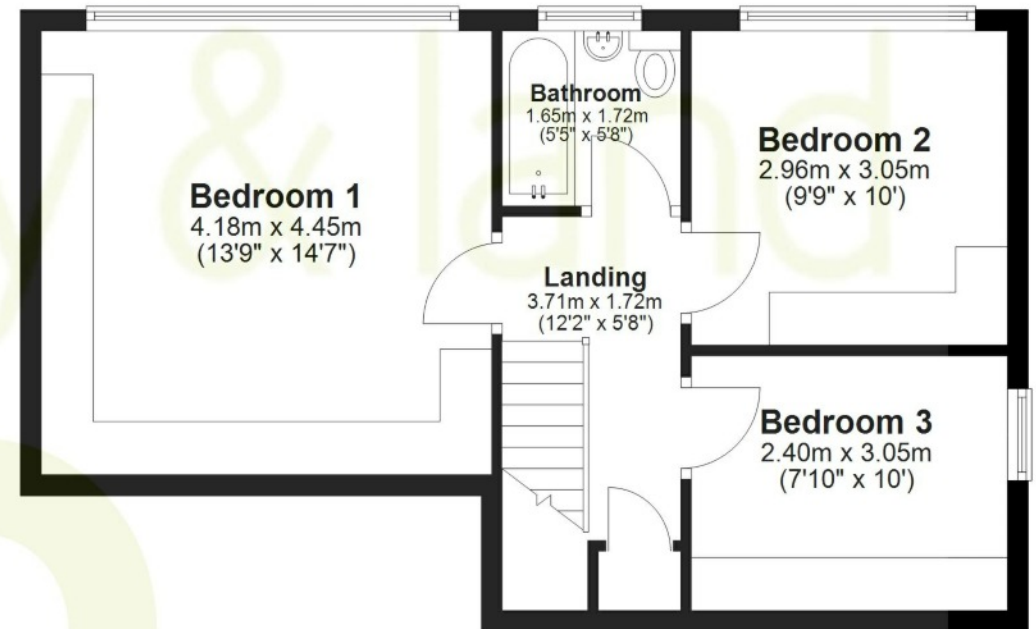
## Ground Floor

Approx. 76.7 sq. metres (825.3 sq. feet)



## First Floor

Approx. 45.6 sq. metres (491.2 sq. feet)



Total area: approx. 122.3 sq. metres (1316.5 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.  
Plan produced using PlanUp.











