



21 Grindleton Road, West Bradford, BB7 4TE
£379,950



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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 kitchen and bathrooms and quality flooring, the home offers both practicality and refined presentation.



Total area: approx. 122.3 sq. metres (1316.5 sq. feet)
Provided for illustrative purposes only. Actual sizes and dimensions may vary from those shown.
Plan produced using Planity.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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