



athertons
property & land

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 illustration purposes only. Actual sizes and dimensions may vary from those shown.
Not planning control. Planning permission may be required.

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

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

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