

ELBOW WOOD DRIVE, CLITHEROE, BB7 9ZD

25% SHARE - £60,000
100% SHARE - £240,000

DESCRIPTION

SHARED OWNERSHIP OPPORTUNITY - 25% - £60,000

100% Share Available - £240,000

Fardella & Bell are excited to bring to the market this beautiful semi-detached stone built bungalow. Sat on a prime Ribble Valley development, within Barrow Village, The orchard, by Morris Homes.

Built in 2019 this home has an energy rating B and benefits from a fully fitted kitchen, three piece Villeroy and Boch bathroom suite, two double bedrooms and a living and dining area.

Located just a few minutes drive in to the local Ribble Valley town of Clitheroe, a two minute drive to the A59 linking in to Yorkshire and Preston. It is also within easy reach of excellent local schools, transport links and Clitheroe Golf Club.

This property will suit anybody looking to downsize or a small family looking to settle down in the heart of the Ribble Valley.

The Orchard is a highly sought after development within the Ribble Valley and early interest is anticipated.

MAIN FEATURES

- Built in 2019
- Two Bedrooms
- Desirable Location
- Fitted kitchen
- South facing garden
- Shared ownership opportunity
- Gas Central Heating
- uPVC Double Glazing
- Immaculate Condition













Entrance Hallway

Entering through a composite front door in to the main hallway of the property there is a ceiling light point, fitted carpet, radiator and electric wall sockets.

Kitchen

Overlooking the side aspect the kitchen is neat and functional with a ceiling light point, uPVC double glazed window, extractor fan, washing machine point, a mixture of wall and base units with complementary work surfaces, NEFF electric oven, NEFF gas hob with overhead modern extractor, fridge freezer point, 1.5 bowl stainless sink and drainer, laminate flooring, partially tiled walls and central heating radiator

Living & Dining Room

Overlooking the rear garden this living room and dining area has a uPVC double glazed window and uPVC double glazed patio doors, two ceiling light points, thermostat, two radiators, a fitted carpet and TV aerial point.

Bedroom One

To the front aspect this bedroom can comfortably accommodate a king size bed with a uPVC double glazed window, radiator, ceiling light point, fitted carpet, TV aerial point and thermostat

Bedroom Two

Another double bedroom with a uPVC double glazed window, radiator, ceiling light point, and fitted carpet

Bathroom

This bathroom is deceptively spacious with a ceiling light point, radiator, push button Villeroy and Boch WC, pedestal sink with chrome mixer tap, panelled bath with glass shower screen and mains fed shower with chrome overhead fittings, partially tiled walls, laminate floor and extractor fan.

Outside Space

Front - to the front of the property there is a tarmac driveway suitable for two vehicles, wooden bike shed and outside lighting point

Rear - to the rear aspect of the property the garden is fully enclosed with double panelled fenced boundaries, secure wooden gate with a paved patio area and is also mostly laid to lawn.

Tenure and Council Tax

We have been advised that the tenure of this property is 'Leasehold' and the Council Tax Band is 'C'

Viewings on Brochure

Viewings are strictly by appointment only and can be arranged by calling or emailing Fardella & Bell.




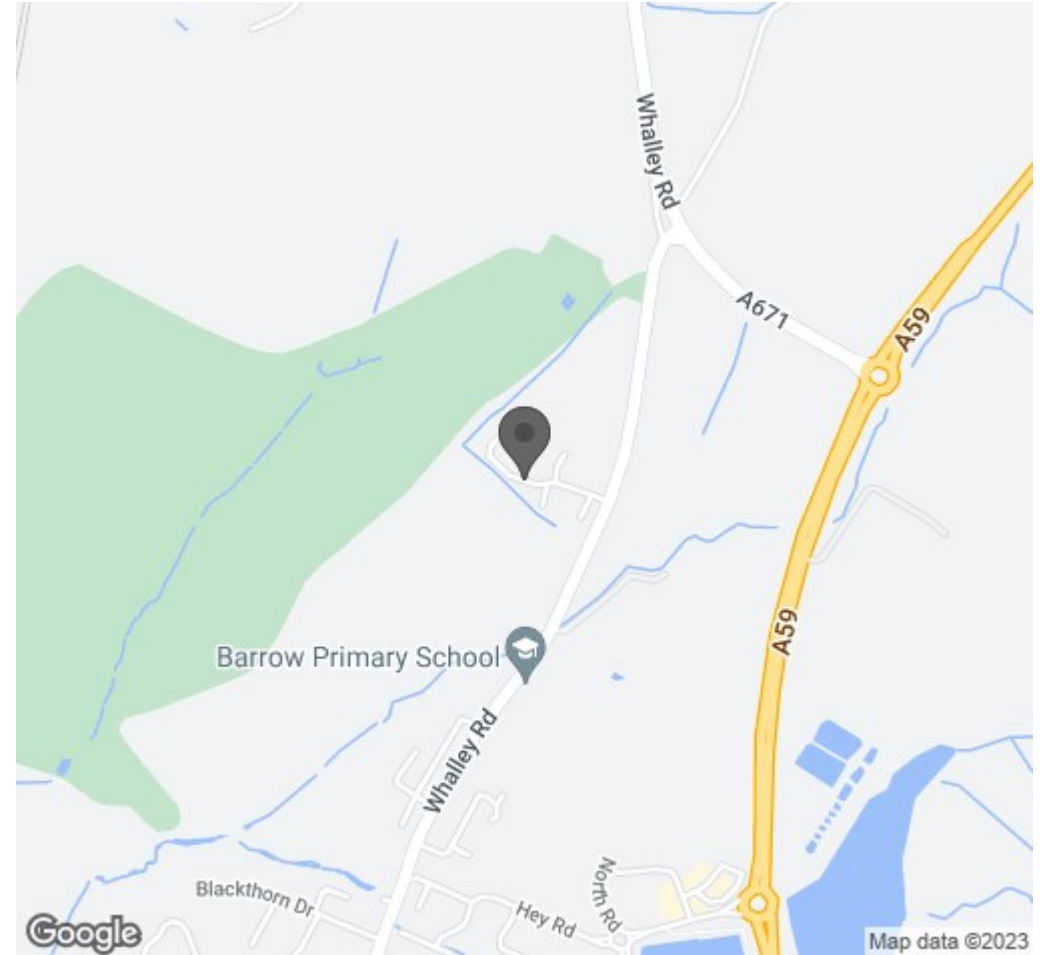
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(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 	





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