





PROPERTY DESCRIPTION

NO CHAIN INVOLVED – Situated in an exceptionally sought after residential area on the outskirts of Barnoldswick, within walking distance of the Leeds/Liverpool canal and Greenberfield Locks, this extremely appealing, slightly elevated detached house has the advantage of wonderful far reaching views over neighbouring houses at the front. Internal viewing is strongly recommended on this delightful home, which provides well presented, nicely proportioned living space and would be perfect for a growing family.

Complemented by pvc double glazing and gas central heating, run by a modern gas condensing combination boiler, the accommodation briefly comprises an entrance hall, a ground floor wc and a spacious through lounge and dining room, enjoying a pleasant aspect and views from the lounge, which has a newly installed limestone fireplace with an electric fire, and having a patio door opening onto the garden at the rear. The kitchen is fitted with wood fronted units, a built-in electric oven and a gas hob, there are three first floor bedrooms, two double and one single, and a bathroom, which has a three piece suite with a shower over the bath.

The tarmac covered drive provides tandem off road parking, there is a front garden which is laid to lawn and an attached garage. To the rear of the house is an enclosed garden, which is split level and majority paved and pebble covered for easier maintenance.



FEATURES

- Appealing Det'chd House in Prime Loc
- Highly Sought After Area on Outskirts
- Near Leeds/Liverpool Canal & Locks
- Well Presented & Nicely Proportioned
- Ent Hall & Ground Floor WC
- Spacious Thro' Lounge & Dining Rm
- Fitted Kitchen with Built-in Oven & Hob
- 3 FF Bedrms - 2 with Fabulous Views
- 3 Pc Bathrm – Shower over Bath
- Attached Garage, Drive & Gardens F & R
- PVC Dble Glazing & Gas Central Heating
- Early Viewing Highly Rec - No Chain





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Dark wood finish, pvc double glazed, frosted glass entrance door. Stairs leading to the first floor, radiator, two pvc double glazed windows and a telephone point.

Ground Floor W.C.

Fitted with a two piece white suite, comprising a w.c. and a wash hand basin, with a mixer tap, set into a vanity unit, with a cupboard below. PVC double glazed, frosted glass window, radiator and an extractor.

Through Lounge & Dining Room

25' 1" plus recess x 12' 3" into alcoves, reducing in stages to 7'9 (7.65m plus recess x 3.73m into alcoves reducing in stages to 7'9) This spacious room enjoys a pleasant aspect/views from the front and has a pvc double glazed sliding patio door opening out to the garden at the rear. There is a newly installed Limestone fireplace fitted with an electric fire, two radiators, a television point and pvc double glazed windows in the front and side elevations.

Kitchen

10' 6" into recess x 7' 1" (3.20m into recess x 2.16m) The kitchen is fitted with wood fronted units, laminate worktops, with tiled splashbacks, and a one and a half bowl sink, with a mixer tap. It also has a built-in electric oven and a gas hob, with an extractor hood over, plumbing for a washing machine, a pvc double glazed window, an extractor fan and a radiator. There is a useful under-stairs storage cupboard/pantry, with fitted shelves, and the wall mounted gas central heating boiler is also housed in the kitchen. PVC double glazed, frosted glass external door

First Floor

Landing

Spindle balustrade, pvc double glazed, frosted glass window, access to the loft space and a built-in cupboard, housing the hot water tank.

Bedroom One

12' 8" plus recess x 8' 5" (3.86m x 2.57m) This double room has a pvc double glazed 'Juliette' window, which takes advantage of the wonderful far reaching views over the houses in front. Radiator and telephone point.

Bedroom Two

12' 1" x 8' 8" (3.68m x 2.64m) This second double room has two pvc double glazed windows and a radiator.

Bedroom Three

7' 3" x 6' 8" (2.21m x 2.03m) This single room has two pvc double glazed windows, which benefit from the lovely views, and a radiator.

Bathroom

Half tiled and fitted with a three piece suite, comprising a bath, with a shower over, a w.c. and a pedestal wash hand basin. PVC double glazed, frosted glass window, radiator and an extractor.

Outside

Front/Side

Lawned garden and a tarmac covered drive, providing tandem off road parking two cars. External light.



Attached Garage

The attached garage has an up and over door, electric power and light, a pvc double glazed, frosted glass personal door and a pitched roof, which could provide useful storage space.

Rear

The charming, enclosed garden at the rear is split level and consists of a stone flagged patio directly behind the house, with steps leading up to a second stone flagged patio. The remainder of the garden is mainly pebble covered and planted with mature shrubs. There is also an external light and cold water tap.

Directions

Proceed from our office on Church Street into Skipton Road. Go past the Holy Trinity Church set up on the left, at the 'T' junction turn left and then turn right at the mini roundabout, continuing on Skipton Road. Go past Rolls Royce on the left, over the canal bridge and then on the sweeping left hand bend, just before Rolls Royce Sports & Social Club, turn left into Coates Lane and then take the third left turning off Coates Lane into Whitworth Way.

Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

Disclaimer

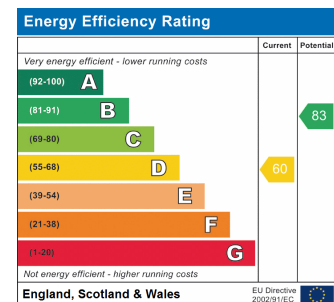
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

Photographs – Photographs are reproduced for general information only and it must not be inferred that any item is included in the sale with the property.

PROPERTY TO SELL?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

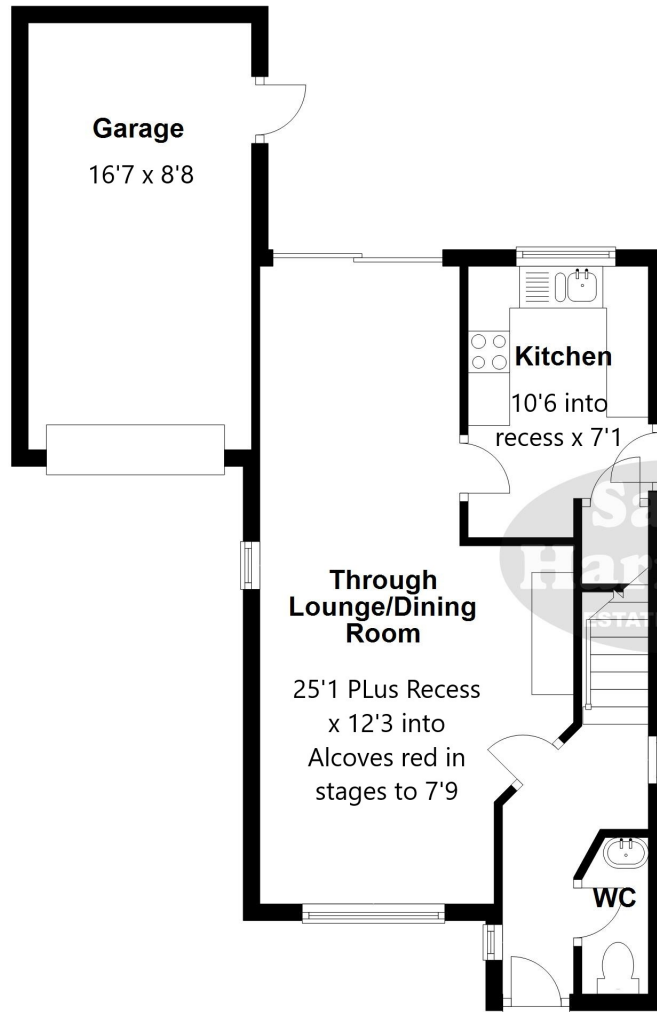
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FLOORPLAN

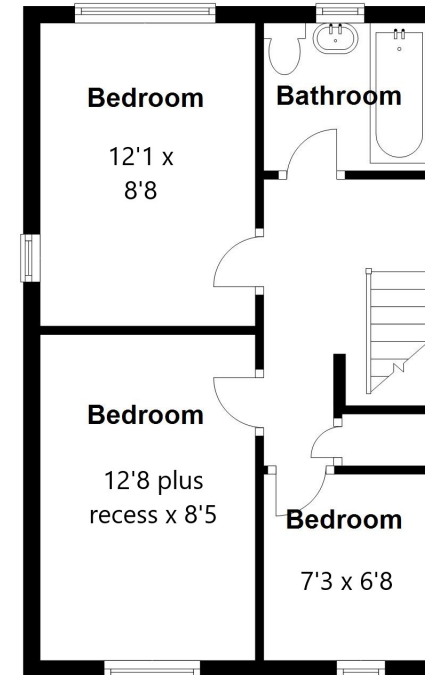
Ground Floor

Approx. 51.4 sq. metres (553.6 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.3 sq. feet)



Total area: approx. 87.0 sq. metres (936.9 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way the accuracy of the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this floor plan.

Plan produced using PlanUp.

