





PROPERTY DESCRIPTION

This extremely appealing, slightly elevated semi-detached house has the advantage of wonderful far reaching views over neighbouring houses at the front and is situated in an exceptionally sought after residential area on the outskirts of Barnoldswick, within walking distance of the Leeds/Liverpool canal and Greenberfield Locks. Providing nicely proportioned, well presented living space, this inviting abode would be suitable for a wide range of prospective buyers and offers many desirable attributes, which must be viewed to be fully appreciated.

Complemented by pvc double glazing and gas central heating, the accommodation briefly comprises an entrance hallway and a welcoming through lounge and dining room. The lounge has a carved fireplace surround fitted with an electric fire and the dining room has French doors which open onto the patio/garden at the rear. The kitchen is stylishly fitted with a range of modern gloss fronted units, incorporating a built-in electric oven, a gas hob with a stainless steel extractor canopy over and an integral slimline dishwasher and a door from this room give access into the garage. At the rear of the garage is a good sized and very useful utility room, there are three first floor bedrooms, one of which has a built-in wardrobe and the bathroom is tastefully furnished and fitted with a modern three piece white suite, with a shower over the bath.

The attached garage has a tarmac covered drive in front providing off road parking, the front garden has a lawn and the delightful garden at the rear is split level, with paved patios and lawned gardens.

FEATURES

- Semi-Det House in Sought After Loc
- Well Presented & Tastefully Furbished
- Lovely Views from the Front
- Close to Leeds/Liverpool Canal & Locks
- Ent. Hall & Thro' Lounge & Dining Rm
- Stylish Kitchen & Good Sized Utility Rm
- 3 FF Bedrms - 1 with Ftd Wardrobe
- Attractive 3 Pc Bathrm - Shwr over Bath
- Attached Garage, Drive & Front Garden
- Delightful Split-Level Rear Garden
- PVC Dble Glazing & Gas Central Heating
- Viewing Essential to Fully Appreciate





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

PVC double glazed, frosted glass entrance door. PVC double glazed window, radiator and stairs leading to the first floor.

Through Lounge & Dining Room

Lounge

13' 2" x 12' 11" into recess (4.01m x 3.94m into recess)

This delightful, spacious room features a fireplace surround, with a marble inset and hearth, fitted with an electric fire, and has two pvc double glazed windows, a radiator and television point.

Dining Room

9' 7" plus recess x 7' 11" (2.92m plus recess x 2.41m)

Open plan with the lounge and having pvc double glazed double French doors, opening out to the rear patio and garden, and a radiator.

Kitchen

9' 7" x 7' 11" plus recess (2.92m x 2.41m plus recess)

Attractively and stylishly furnished, the kitchen is fitted with a range of gloss finish units, marble effect laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. It also has a built-in electric oven, a gas hob, with a stainless steel extractor canopy over, and an integral slimline dishwasher. PVC double glazed window, radiator and an under-stairs storage cupboard/pantry, with electric power and light. PVC double glazed, frosted glass internal door opening into the garage.

Utility Room

8' 9" x 7' 5" plus recess (2.67m x 2.26m plus recess)

Always a useful attribute in a family home, the good sized utility room is accessed through the garage as it is located at the back of it. It has fitted base units, laminate worktops, a single drainer sink, plumbing for a washing machine, space for a condenser tumble dryer and a pvc double glazed window. It also houses the wall mounted gas condensing combination central heating boiler and has a pvc double glazed external door leading out to the rear.

First Floor

Landing

Built-in airing cupboard, with fitted shelves and a radiator, pvc double glazed window and spindled balustrade.

Bedroom One

9' 5" to wardrobe fronts x 9' 3" plus recess (2.87m to wardrobe fronts x 2.82m plus recess)

Overlooking the garden at the rear, this double room has built-in wardrobes, with sliding doors, a pvc double glazed window and a radiator.

Bedroom Two

11' 8" x 8' 0" plus recess (3.56m x 2.44m plus recess)

Having the benefit of far reaching views, this second double room has a radiator and pvc double glazed window.

Bedroom Three

8' 0" x 7' 3" (2.44m x 2.21m)

This good sized single room has a radiator and a pvc double glazed window, from which there are long distance views. Access to the loft space, which is partially boarded,

Bathroom

Tastefully furnished and fitted with a modern three piece white suite, comprising a bath, with a mixer tap and shower over, ceiling height tiled splashback and a glazed shower screen. There is also a w.c. and a pedestal wash hand basin, with a mixer tap and mirror fronted cabinet above. Radiator/heated towel rail, downlights recessed into the ceiling, an extractor fan and a pvc double glazed, frosted glass window.



Outside

Front

A canopy provides shelter over the front entrance door, at the side of which is an external light. The tarmac covered drive provides tandem off road parking for up to two cars and there is also a sizeable lawned garden.

Garage

18' 5" x 8' 10" (5.61m x 2.69m)

The attached garage has an up and over door and electric power and light.

Rear

The delightful, split-level garden is a particularly appealing asset of this lovely home and has paved patios on the first two levels. The upper levels are lawned and enclosed by a wrought iron fence and matching gate. 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 Sport & Social Club, turn left into Coates Lane. 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.

House To Sell?

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

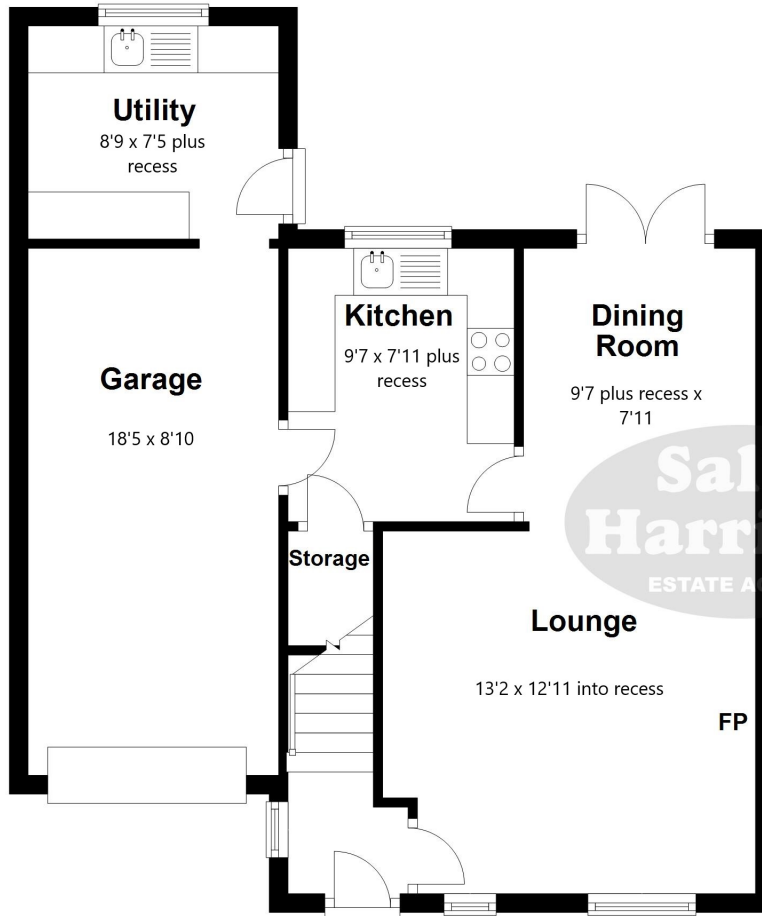
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

FLOORPLAN

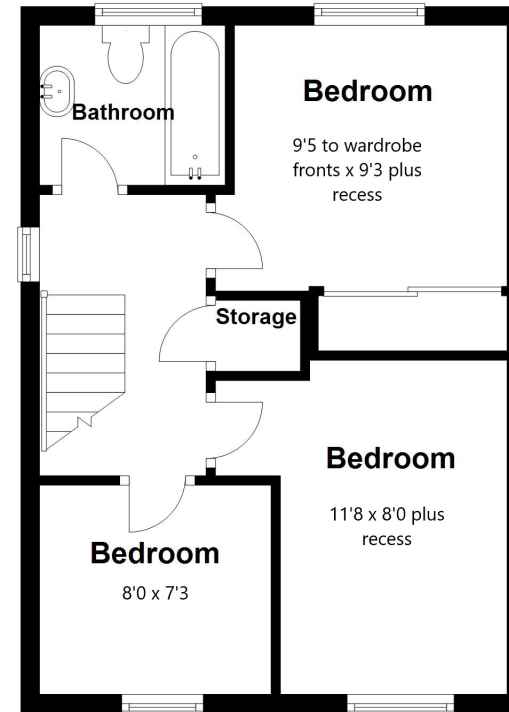
Ground Floor

Approx. 56.0 sq. metres (603.3 sq. feet)



First Floor

Approx. 35.5 sq. metres (381.6 sq. feet)



Total area: approx. 91.5 sq. metres (984.9 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.

