





## PROPERTY DESCRIPTION

Located in a prime position, within its own grounds, in a highly desirable residential area on the outskirts of Barnoldswick, this prestigious, individually designed, detached bungalow is set on an usually large plot, with fabulous mature gardens to both the front and rear, and has the considerable advantage of an integral double garage, with a remote controlled door, as well as an abundance of parking space, including the facility to park a caravan or motorhome too. Early viewing is strongly recommended and essential to fully appreciate the very generously proportioned, beautifully presented living space, as well as the many other exceptional attributes this exclusive bungalow has to offer.

## FEATURES

- Superior Det Bungalow in Prime Loc.
- Large Plot with Delightful Gardens
- Highly Desirable Residential Area
- Abundant Parking - Space for Caravan
- Beautifully & Tastefully Presented
- Double Garage - Remote Controlled Door
- Hall & Spacious Lounge with Stove
- Good Sized Ftd Kitchen inc. Range Cooker
- Huge C'svtry Prov. Living & Dining Rm
- 3 Dble Bedrms & Stunningly Refurb'd Bathrm
- PVC Double Glazing & Gas CH
- Early Viewing Strongly Recommended





## ROOM DESCRIPTIONS

### Entrance Hall

Composite entrance door (newly fitted in 2023), radiator, walk-in cloaks/storage cupboard and an additional built-in storage cupboard. The hall is laid with attractive, good quality wood flooring and has an internal door giving access from the hall into the garage.

### Lounge

16' 10" x 13' 7" (5.13m x 4.14m)

An impressive and very spacious, yet inviting room, which has a large pvc double glazed window, looking out over the front garden, and features an Esse wood burning stove, set in a recessed fireplace and seated on a stone hearth, with an oak mantel above. It also has a radiator, wall light points, television and telephone points.

### Kitchen

12' 4" plus recess x 9' 3" plus recess (3.76m plus recess x 2.82m plus recess)

The generously proportioned kitchen is fitted with a range of modern white units, has worktops, with co-ordinating tiled splashbacks, and a one and a half bowl ceramic sink, fitted with a superior quality flexible mixer tap. It is also fitted with a large range style cooker, has plumbing for a washing machine and dishwasher and space for a condenser tumble dryer. There is also plumbing providing a cold water supply for an American style fridge/freezer, a radiator, tiled floor and pvc double glazed window, looking out over the rear garden. A frosted glass internal door gives access into the conservatory.

### Conservatory

24' 2" x 10' 4" (7.37m x 3.15m)

A fabulous and particularly advantageous addition to the bungalow, the unusually large pvc double glazed conservatory provides a fantastic family living and dining room. It is laid with wood finish laminate flooring, has a radiator, a wall mounted electric heater, and wall light points. Central French double doors open out to the rear garden.

### Bedroom One

11' 5" to wardrobe fronts, plus recess x 10' 11" (3.48m to wardrobe fronts, plus recess x 3.33m)

Benefitting from the very pleasant aspect from the front, the master bedroom has a sizeable double wardrobe, providing abundant storage space, a radiator and a pvc double glazed window.

### Bedroom Two

11' 4" x 8' 3" plus recess (3.45m x 2.51m plus recess)

Another double, the second bedroom overlooks the lovely rear garden and has a radiator and a pvc double glazed window.

### Bedroom Three

11' 2" plus recess x 7' 11" (3.40m plus recess x 2.41m)

This third double bedroom, has a pvc double glazed window and a radiator.

### Bathroom

Recently refurbished to an exceptionally high standard, the fabulous bathroom is fully tiled, has the benefit of underfloor heating and is fitted with a superior quality, contemporary three piece white suite, comprising a bath, with a mixer tap, a fixed 'rainfall' style shower over, an additional, flexible shower head and a shower screen door, as well as a w.c. and a wash hand basin, with a mixer tap, set into a unit below, with two soft closing drawers. There are three feature niches, which all incorporate concealed lighting, and an illuminated, circular vanity mirror, a pvc double glazed, frosted glass window, an extractor fan and downlights recessed into the ceiling.

### Outside

#### Garage

15' 0" x 14' 10" (4.57m x 4.52m)

A particularly noteworthy and beneficial asset of this superior bungalow, the integral double garage has a remote controlled up and over door, which was newly fitted in 2023 and which can also be operated by Bluetooth, via a mobile phone app. It also has a pvc double glazed window, electric power and light, a cold water tap and fitted units. There is access to the loft space and the garage also houses the gas condensing combination boiler.



### Gardens/Grounds

Wrought iron double gates open onto a drive, which leads up to a large parking and turning area, providing an abundance of parking space and the whole of the drive and parking area is tarmac covered. Dry stone walls encircle most of the good sized front garden, which has a lawn and borders, stocked with a variety of shrubs and flowering plants. The front garden also boasts a number of splendid mature trees and there is also another substantial area of ground/garden at the right hand side of the parking/turning area, which is mainly pebble covered for easy maintenance, with a garden border and a decked patio with a pergola. There are pedestrian gates at either side of the bungalow, giving access to the rear, plus additional wrought iron double gates opening onto an area at one side, which is laid to lawn with a raised garden area. This area would be an ideal space for storing a caravan or motor home, as would the pebble covered area too. There is a further considerable amount of garden at the rear, which is terraced with wide, shallow steps in the centre, and consists of a lawn, a pebble covered border, mature trees and a variety of shrubs. There is also a paved patio, an external water tap and external lighting.

### Special Note

We are required under the Estate Agents Act 1979 and the Provision of Information Regulations 1991, to point out that the client we are acting for on the sale of this property is a connected person as defined by that Act.

### Directions

Proceed from our office on Church Street into Skipton Road. Go past the Holy Trinity Church set up on the left, then, at the T junction, turn left and then turn right at the mini roundabout, continuing on Skipton Road. Carry on this road, past Rolls Royce, up the hill and over the canal bridge. Take the third right turning (on the sweeping left hand bend) into Ben Lane and Maple View is on the right, opposite the new houses on the left.

### 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.

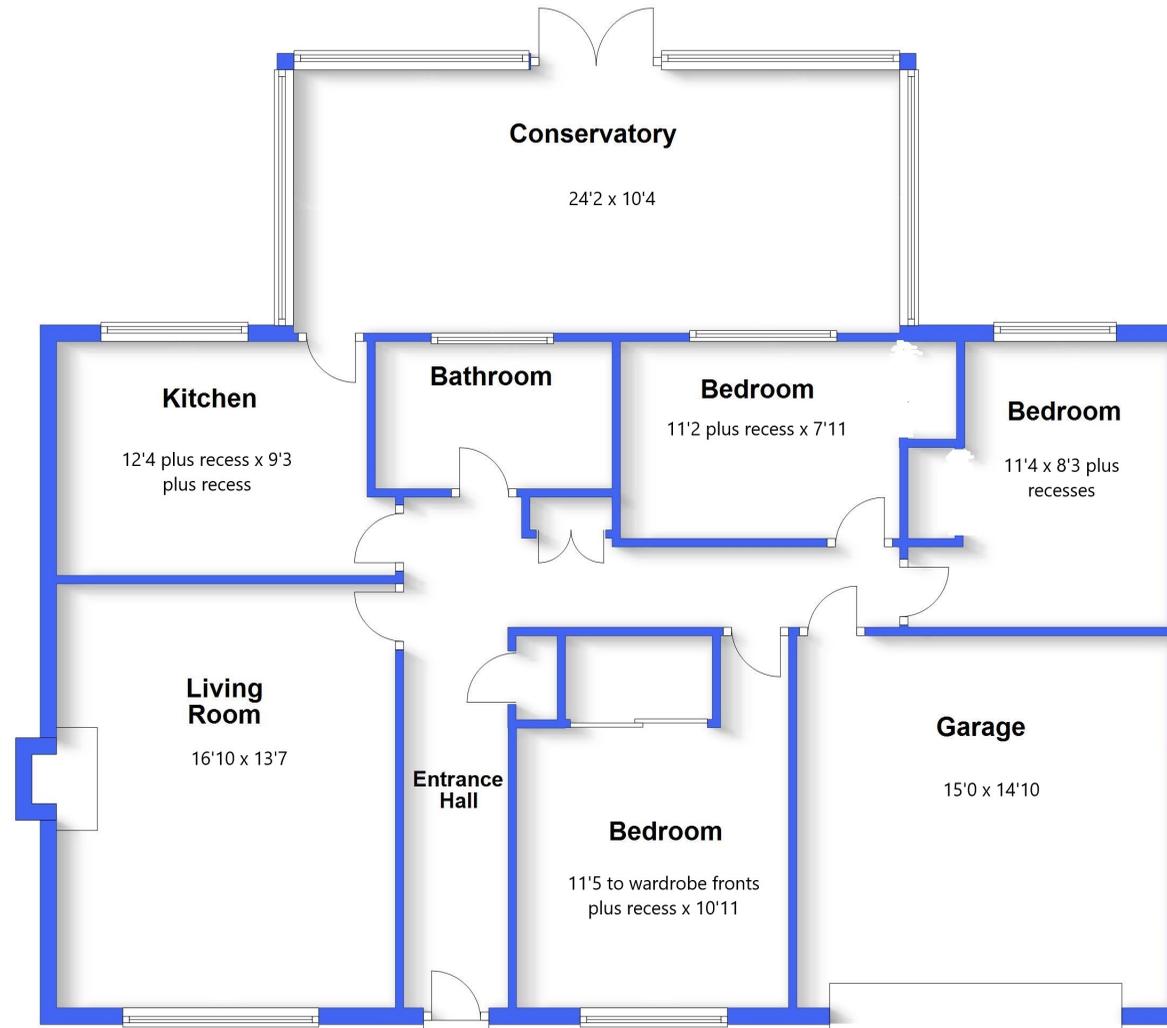
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

# FLOORPLAN

## Ground Floor

Approx. 134.7 sq. metres (1449.9 sq. feet)



Total area: approx. 134.7 sq. metres (1449.9 sq. feet)

All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and 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 Floorplan Plan produced using PlanUp.

