



17 Ingleborough Drive, Barnoldswick,  
Lancashire BB18 5QB





## PROPERTY DESCRIPTION

Enjoying a particularly pleasant cul-de-sac location on the sought after Monkroyd Estate, this charming semi-detached bungalow also has the benefit of a lovely open outlook and views from the rear. Providing nicely proportioned, tidily presented living space, this appealing home would be ideal for buyers looking to retire or downsize, has the advantage of a detached garage, a drive and gardens front and rear and an early viewing is strongly recommended.

Complemented by pvc double glazing and gas central heating, run by a condensing combination boiler, which was newly installed in April 2025, the accommodation briefly comprises an entrance hallway and a good sized sitting room, which has a carved Soapstone fireplace and an electric fire. The kitchen is a nice size and is fitted with a good range of white shaker style units and appliances, namely an electric oven, a gas hob with a stainless steel extractor over and an integral fridge and freezer. Both bedrooms are decent sized doubles and benefit from the views, the largest having French doors opening onto the garden at the rear, and the shower room is fully tiled and attractively furnished with a modern three piece white suite.

There is a shared driveway, which leads to a parking area in front of the garage and both the front and rear gardens are laid to lawn. NO CHAIN INVOLVED.



## FEATURES

- Charming Semi-Detached Bungalow
- Open Aspect and Views from the Rear
- Pleasing Cul-de-Sac Location
- Tidily Presented & Nicely Proportioned
- Sitting Rm with Fireplace & Electric Fire
- Nice Sized Ftd Kitchen inc. Appl'ces
- 2 Dble Bedrms - Largest with French Drs
- Attractive, Fully Tiled Shower Room
- Detached Garage & Shared Drive
- PVC DG & Gas CH – New Boiler 2025
- Lawned Gardens to Both the F & R
- Early Viewing Strongly Recommended.





ROOM DESCRIPTIONS

Entrance Hall

PVC double glazed, frosted glass entrance door, with a matching side window panel. Wall mounted cloak hooks and a door leading into the sitting room.

Sitting Room

13' 10" x 12' 5" plus recess (4.22m x 3.78m plus recess)  
This very pleasant, light and airy room features an attractive carved stone fireplace, fitted with a pebble effect electric fire, and has a large pvc double glazed window and a radiator.

Kitchen

12' 1" x 8' 4" plus recesses (3.68m x 2.54m plus recesses)  
A nice size, the kitchen is equipped with a good range of white shaker style units, with concealed lighting under the wall 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 fan assisted oven, a gas hob, with a stainless steel extractor canopy over, an integral fridge and freezer, plumbing for a washing machine, two pvc double glazed windows and a plinth heater. The room is laid with tile effect laminate flooring, has a pvc double glazed, frosted glass external door and houses the wall mounted gas condensing combination central heating boiler, which was newly installed in April 2025.

Inner Hall

Access, via a retractable ladder, to the boarded loft space, which has an electric light and provides useful storage space.

Bedroom One

12' 3" x 9' 7" (3.73m x 2.92m)  
Benefiting from lovely open views, extending up to Weets moor, this double bedroom has pvc double glazed French doors, with pvc double glazed windows at either side, opening out to the rear garden, a radiator and wood finish laminate flooring.

Bedroom Two

11' 10" x 8' 5" (3.61m x 2.57m)  
A second double room, also having the advantage of the far reaching views from the rear, which has a pvc double glazed window, radiator and wood finish laminate flooring.

Shower Room

Fully tiled, the attractively furbished shower room is fitted with a modern three piece white suite, comprising a double size, walk-in shower, fitted with a fixed 'rainfall' style shower head, plus an additional, flexible shower head, a pedestal wash hand basin and a w.c. It also has a pvc double glazed, frosted glass window, downlights recessed into the pvc lined ceiling and the floor is tiled.

Outside

Front

The lawned garden has flowerbeds on two sides and the shared drive leads to the garage and widens at the end to give a car parking space in front of the garage.



Garage

18' 10" x 9' 4" (5.74m x 2.84m)  
The larger than average, detached single garage has an up and over door, windows and electric power and light.

Rear

A nice size, the enclosed rear garden benefits from the delightful views and has a lawn, flowerbed and a paved patio.

Directions

Proceed from our office on Church Street towards Manchester Road. On the sweeping left hand bend at the bottom of Manchester Road, turn right into Walmsgate. Then take the first right turning into Calf Hall Road, carry on straight ahead into Monkroyd Avenue, go up the hill and take the second left turning into Ingleborough Drive.

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

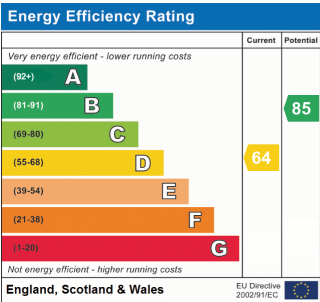
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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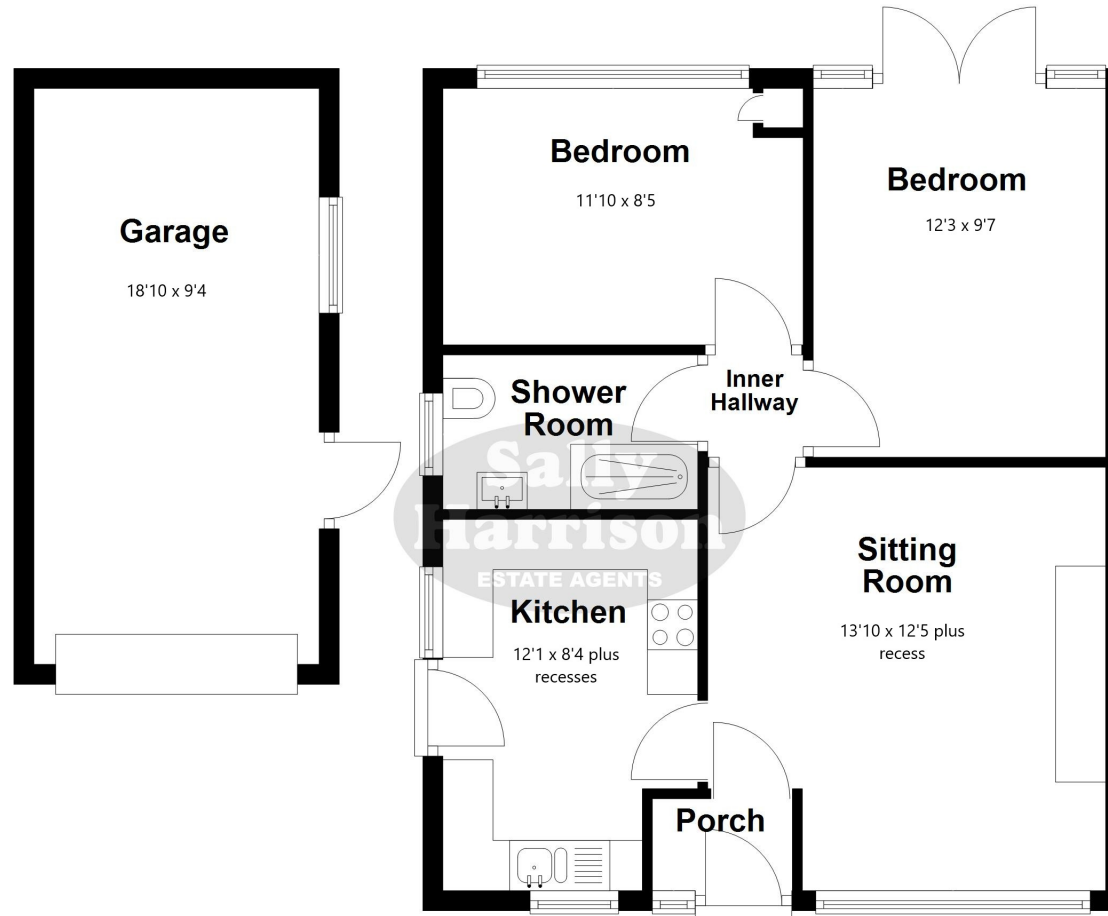




## FLOORPLAN

### Ground Floor

Approx. 69.2 sq. metres (744.5 sq. feet)



Total area: approx. 69.2 sq. metres (744.5 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 warrant 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.

