



**54 York Street, Barnoldswick, Lancashire
BB18 5BD**



PROPERTY DESCRIPTION

Absolutely perfect as a starter home for first time buyers, or for buyers looking to downsize, this stone built mid terraced house provides well proportioned living space and is located in a popular residential area, off Park Avenue. Situated within walking distance of the town centre shops, cafes, the doctors surgery and other amenities, this appealing abode is tidily presented and an early viewing is strongly recommended.

Benefiting from pvc double glazing and gas central heating, the accommodation briefly comprises an entrance vestibule and a sitting room, with a modern fireplace and an electric fire. There is a small inner hallway, a spacious living/dining room, also with a fireplace and an electric fire and a kitchen, which is attractively fitted with modern white units, a built-in electric oven, a gas hob with an extractor hood over and integral fridge/freezer.

Both first floor bedrooms are decent sized doubles and the bathroom has a three piece white suite, with a rainfall style shower and additional hand held shower over the bath.

To the rear is an enclosed yard, which has been partially decked.



FEATURES

- Tidily Presented Mid Terraced House
- Well Proportioned Accommodation
- Ideal Starter Home for First Time Buyers
- Vestibule & Sitting Rm with F'place & Elec Fire
- Living/Dining Rm with F'place & Elec Fire
- Attractive Ftd Kitchen with Applicances
- 2 Decent Double Bedrooms
- 3 Pc Bathrm - White Suite & Shwr over Bath
- PVC DG & GCH - Rear Yard with Decking
- Excellent Rental Investment - Early Vwg Rec





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

PVC double glazed, frosted glass entrance door, with a matching window light above.

Sitting Room

11' 11" plus alcoves x 11' 9" (3.63m plus alcoves x 3.58m)

This room pleasant and inviting room has a modern, light wood fireplace, fitted with coal effect electric fire, a pvc double glazed window, radiator, picture rail and wall mounted display shelving in both chimney breast alcoves.

Small Inner Hall

Stairs to the first floor.

Living/Dining Room

13' 10" x 13' 2" into alcoves (4.22m x 4.01m into alcoves)

This spacious second reception room features an attractive oak finish fireplace surround, with a marble inset and hearth, fitted with a pebble effect electric fire, and has a pvc double glazed window, radiator, picture rail and an under-stairs cupboard, with fitted shelves and an electric light.

Kitchen

9' 10" x 6' 3" plus recess (3.00m x 1.91m plus recess)

Fitted with modern white units and drawers, laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap, the kitchen also has a built-in electric oven and a gas hob, with an extractor hood over, an integral fridge/freezer, plumbing for a washing machine and the gas condensing combination central heating boiler is in a cupboard matching the units. PVC double glazed window, contemporary upright radiator and pvc double glazed, frosted glass external door.

First Floor

Landing

Access, via a retractable ladder, to the partly boarded loft space.

Bedroom One

13' 2" into alcoves x 12' 0" (4.01m into alcoves x 3.66m)

This good sized double room has a pvc double glazed window, radiator and an over-stairs storage cupboard/wardrobe, which has fitted shelves and a clothes hanging rail.

Bedroom Two

11' 4" plus recesses x 8' 6" plus recess (3.45m plus recesses x 2.59m plus recess)

A second double room, with a pvc double glazed window, radiator and useful storage cupboard with fitted shelves.

Bathroom

Majority tiled and fitted with a three piece white suite, comprising a bath, with a fixed 'rainfall' style shower over, plus an additional flexible shower head and a glazed shower screen, as well as a pedestal wash hand basin, with a mirror fronted cupboard above, and a w.c. Chrome finish radiator/heated towel rail, an extractor fan and shelved cupboard.

Outside

Rear

Nice sized yard/patio, part of which is laid with stone flags and the remainder is decked. A high brick wall on one side of the yard and stained wood fencing on top of a lower wall, with a matching tall gate, on another side, provide screening and a good degree of privacy.

Directions

Proceed from our office on Church Street into Manchester Road, go up the hill and then turn left, opposite The Greyhound Pub, into Park Avenue, then take the third left turning into York Street.

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

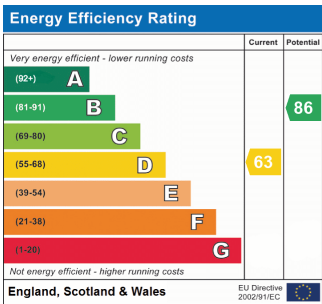
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

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House to Sell?

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

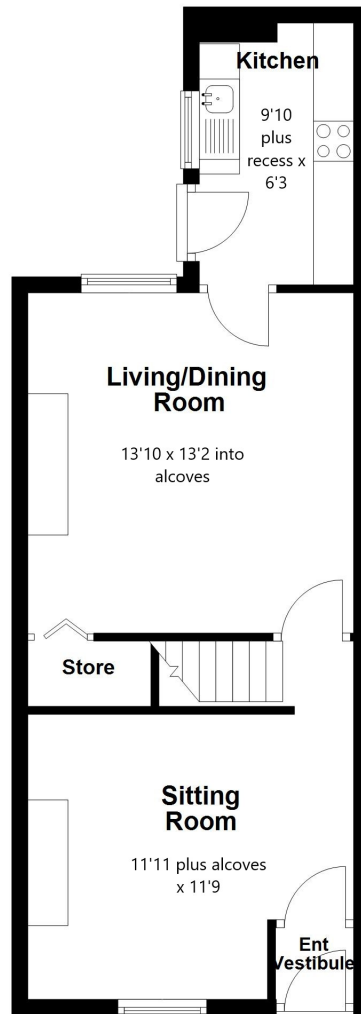
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FLOORPLAN

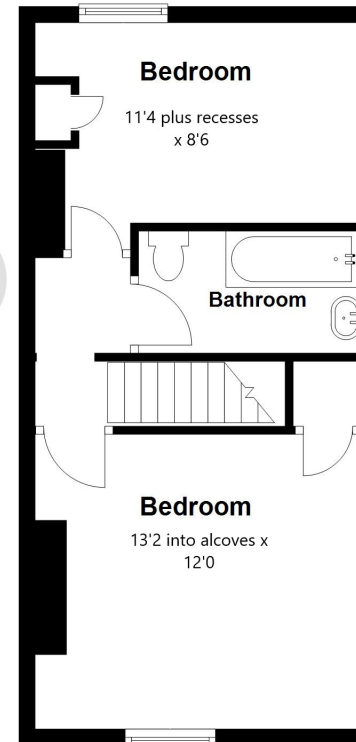
Ground Floor

Approx. 42.1 sq. metres (453.5 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.9 sq. feet)



Total area: approx. 78.0 sq. metres (839.3 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.

