





PROPERTY DESCRIPTION

Set in the heart of Barnoldswick, in a popular residential area, this appealing townhouse is situated just off the town centre, so is perfect for those wanting easy access to facilities, such as shops, cafés, bars, the Doctors' Surgery, public transport, the Valley Gardens Park and more besides. Recommended for early viewing and suitable for a wide range of buyers, this nicely proportioned, tidily presented property has the advantage of a ground floor w.c. and is especially ideal for those wanting to downsize and be close to amenities, as well as being a perfect starter home for first time buyers and also an excellent rental investment for speculators.

Benefiting from gas central heating and double glazed windows, with some being pvc framed, the property has been fitted with new carpets and floor coverings throughout and briefly comprises a very spacious living room, with a fireplace, fitted with a living flame gas fire (currently not in working order) and an open staircase, and a recently, stylishly re-fitted kitchen, which allows space for a dining table and includes a built-in electric oven and ceramic electric hob. There is also a rear entrance hallway/utility area, with an adjoining ground floor w.c.

On the first floor are two decent sized bedrooms and a fully tiled bathroom, fitted with a three-piece white suite, with a shower over the bath. This charming abode has a small garden forecourt, an enclosed yard to the rear and allocated small parking space. NO CHAIN INVOLVED.

FEATURES

- Charming Townhouse in Town Centre Loc.
- Close to Shops & Other Amenities
- Nicely Proportioned & Tidily Pres'td Home
- Spacious Living Rm with a Fireplace
- Newly Re-ftd Dining Kitchen inc. Oven & Hob
- Rear Ent. Hallway/Utility Area & GF WC
- 2 FF Bedrooms – 1 with a Walk-in Wardrobe
- Fully Tiled Bathroom – Shower Over Bath
- DG (Part PVC) & GCH - Small Prkg Space
- Ideal for FTB's or Those Downsizing





ROOM DESCRIPTIONS

Ground Floor

Entrance

A painted wood entrance door opens into the living room.

Living Room

Irregular Shape - 19' 0" reducing to 14' 3 x 14' 3" (5.79m reducing to 4.34m x 4.34m)

This spacious and very pleasant room has a fireplace (the gas fire currently fitted in the fireplace has been disconnected), two double glazed windows, a dado rail, radiator and open staircase, with a spindled balustrade, leading to the first floor.

Dining Kitchen

Irregular Shape - Measurements not taken

The nice sized kitchen allows space for a small dining table and has been newly re-fitted with modern white units, wood effect laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. It also has a built-in electric oven, a ceramic electric hob, with an extractor hood over, a pvc double glazed window and a radiator.

Utility Room

This useful room has a laminate worktop, plumbing for a washing machine, a pvc double glazed window and pvc double glazed external door.

WC

Fitted with a two piece white suite, comprising a wash hand basin and a w.c. This room also has a pvc double glazed, frosted glass window and houses the wall mounted gas condensing combination central heating boiler.

First Floor

Landing

Access to the loft space.

Bedroom One

15' 11" reducing to 11' 11" x 11' 9" (4.85m reducing to 3.63m x 3.58m)

This large double room has two double glazed windows, a radiator and a walk-in over-stairs wardrobe, incorporating hanging rails and fitted shelves.

Bedroom Two

Irregular shape - measurements not taken

This single room has a pvc double glazed window and a radiator.

Bathroom

Fully tiled and fitted with a three piece white suite, comprising a bath, fitted with a folding shower screen and having a fixed 'rainfall' style shower over, plus an additional, flexible shower head attachment. There is also a w.c., a pedestal wash hand basin, a pvc double glazed, frosted glass window, radiator and an extractor fan.

Outside

Front

Small garden forecourt and a paved pathway.

Rear

Small, enclosed rear yard.

Directions

From our office on Church Street, proceed on foot towards the One Stop supermarket and turn left immediately before Skipton Building Society into St. James' Square, go past the left turning into Green Street and then, on entering the main area of St James' Square, turn right and the property is one of the townhouses on the right.

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.

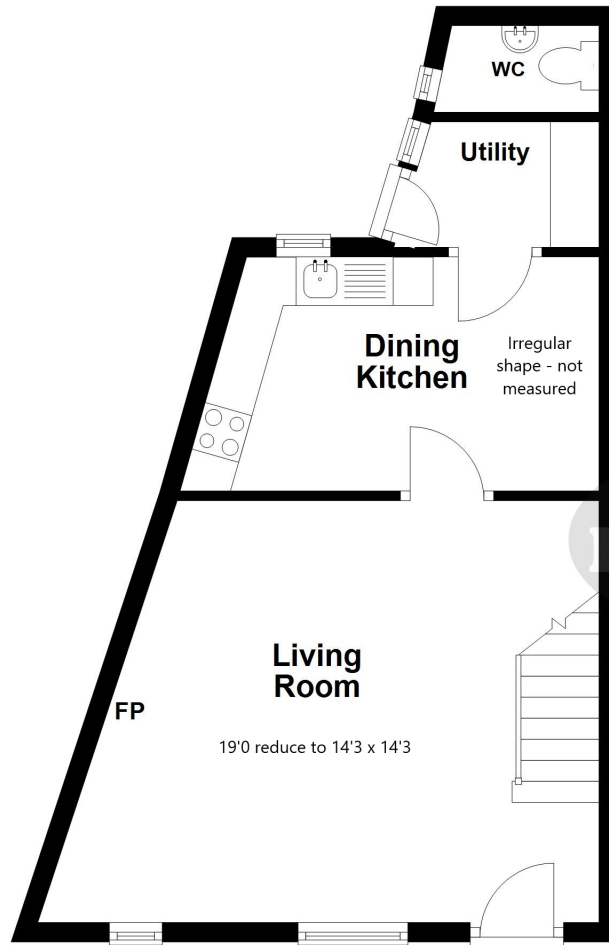
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	72
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	86
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

FLOORPLAN

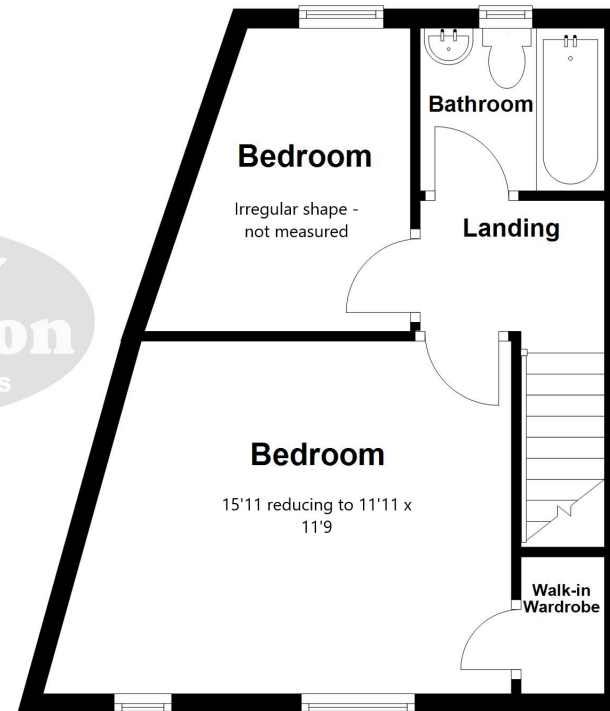
Ground Floor

Approx. 36.4 sq. metres (391.3 sq. feet)



First Floor

Approx. 32.8 sq. metres (353.5 sq. feet)



Total area: approx. 69.2 sq. metres (744.8 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.