





PROPERTY DESCRIPTION

Set in the heart of Barnoldswick, this terraced style cottage is situated within the town centre itself, so is perfect for those wanting to be just a short walk to amenities, such as shops, cafés, the Doctors' Surgery and public transport, with other facilities and Valley Gardens Park also close by. In need of improvement and upgrading, this charming abode offers lots of potential to create a cosy and inviting home and would be ideal for a rental investor, a DIY enthusiast or those looking to downsize and be closer to town.

Benefiting from pvc double glazed windows and gas central heating, run by a Worcester condensing combination boiler, the accommodation briefly comprises a nicely proportioned living room and a good sized dining kitchen, with fitted units, a breakfast bar, worktops and a Range style cooker (not sure if in working order). There are two first floor bedrooms, a double and a single, and a bathroom, fitted with a three piece white suite, with a shower over the bath.

To the rear is a communal paved yard. NO CHAIN INVOLVED.

FEATURES

- Cottage Style Terraced House
- Town Centre Position – Near Amenities
- Requires Improvement & Updating
- Nicely Proportioned Acc. - Lots of Potential
- Living Room & Dining Kitchen with Range
- 2 FF Bedrooms - 1 Double & 1 Single
- 3 Pc Bathrm - White Suite & Shwr over Bath
- PVC Double Glazing & Gas Central Heating
- Communal Paved Yard to the Rear
- Ideal for Rental Investor or DIY Enthusiast





ROOM DESCRIPTIONS

Ground Floor

Entrance

Attractive, double glazed, frosted glass composite entrance door, with a pvc double glazed, frosted glass window light above, opening into the living room.

Living Room

13' 1" plus recesses x 13' 1" plus recess (3.99m plus recesses x 3.99m plus recess)

This room enjoys a very pleasant aspect over the gardens of the church opposite the house and has a pvc double glazed window and radiator.

Small Inner Hall

Stairs to the first floor.

Dining Kitchen

13' 0" x 10' 3" (3.96m x 3.12m)

The good sized kitchen has fitted units, wood effect laminate worktops and a matching built-in dining table, a single drainer sink, with a mixer tap, and a large range style cooker with two electric ovens (not sure if in working order), a grill, a five ring gas hob and an electric hot plate. It also has plumbing for a washing machine, a pvc double glazed window, radiator, downlights recessed into the ceiling, a built-in storage cupboard, which houses the gas condensing combination central heating boiler, an under-stairs cupboard/pantry, which has electric power and light, and a pvc double glazed, stable style external door.

First Floor

Landing

Access to the loft space.

Bedroom One

13' 1" x 12' 11" (3.99m x 3.94m)

This decent sized double bedroom also benefits from the open aspect from the front and has a pvc double glazed window, radiator and an over-stairs storage cupboard.

Bedroom Two

9' 2" x 7' 2" (2.79m x 2.18m)

This single room has a charming, original fireplace, radiator and a pvc double glazed window.



Bathroom

10' 1" x 3' 8" (3.07m x 1.12m)

Fitted with a three piece white suite, comprising a bath, with a mixer tap and shower attachment and tiled splashback, a w.c. and a pedestal wash hand basin, with a tiled splashback and a mirror fronted cabinet above. The bathroom also has a pvc double glazed window and a radiator.

Outside

Rear

Communal paved yard.

Directions

Proceed from our office on Church Street into Skipton Road and the property is on the right hand side opposite the Holy Trinity Church.

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

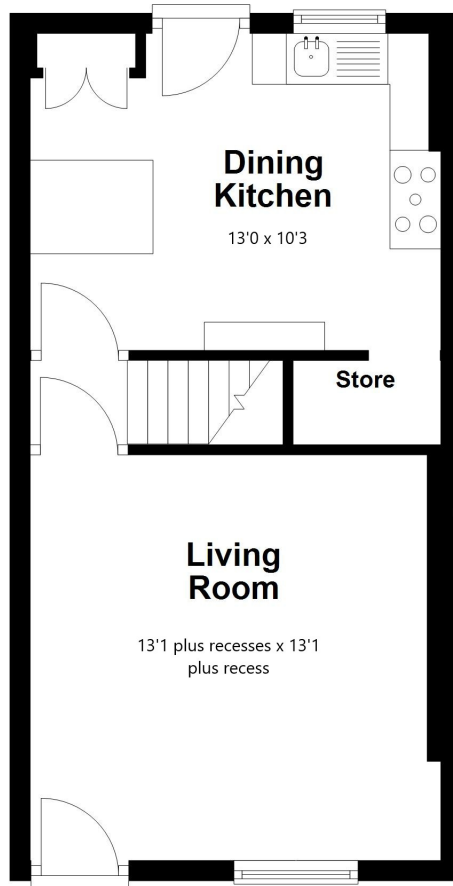
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Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92+)	A		89	
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-38)	F		60	
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

FLOORPLAN

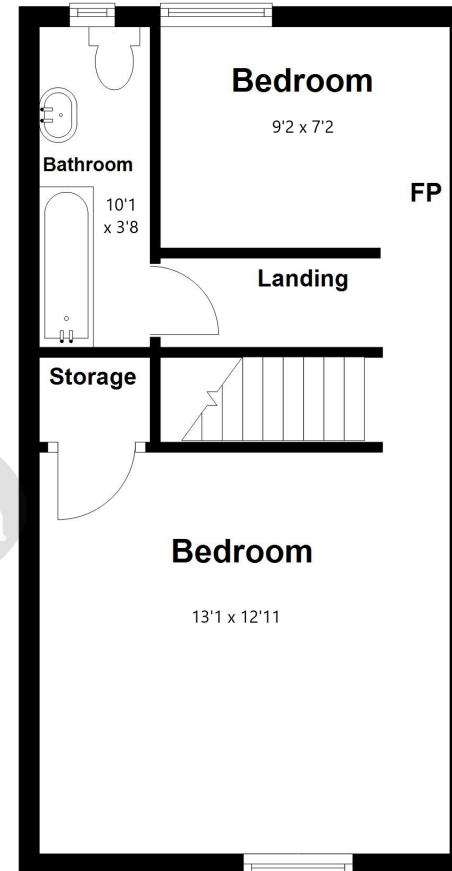
Ground Floor

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



First Floor

Approx. 32.9 sq. metres (354.4 sq. feet)



Total area: approx. 65.8 sq. metres (707.8 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.

