





PROPERTY DESCRIPTION

Located in a highly sought after area, just a short walk from the stunning open countryside surrounding Barnoldswick, as well as Greenberfield Locks on the Leeds/Liverpool Canal, this charming semi-detached house provides generously proportioned living space, which requires some updating and modernising, and has the makings of a really excellent family home. Early viewing is strongly recommended on this delightful abode, which is tidily presented throughout, has the advantage of a larger than average detached garage and which would be suitable for a wide range of prospective buyers.

FEATURES

- Semi-Detached House in Good Location
- Close to Greenberfield Locks & Canal
- Well Proportioned Living Space
- Req's General Modernisation & Updating
- Ent Hall & Lounge - Fireplace & Elec. Fire
- Spacious Din Rm & Ftd Kitchen inc. Appl'ces
- 3 Double Bedrms, 2 Pc Shwr Rm & Sep WC
- PVC Double Glazing & Gas Central Heating
- Larger than Average Detached Garage
- Gardens to the Front & Rear
- Parking - Space for Motorhome/Caravan
- Early Viewing Rec – No Chain Involved





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Recently fitted composite entrance door, with a pvc double glazed, frosted glass window panel to one side. Open staircase to the first floor, with a spindled balustrade, radiator and coved ceiling.

Lounge

13' 10" x 13' 6" (4.22m x 4.11m)

A very pleasant, well proportioned room, which has a stone fireplace, fitted with an electric fire, a pvc double glazed bow window, radiator and coved ceiling.

Dining Room

12' 0" x 11' 10" plus recess (3.66m x 3.61m plus recess)

This second spacious reception room has a pvc double glazed window, coved ceiling and a radiator.

Kitchen

8' 8" plus recess x 8' 3" plus recess (2.64m plus recess x 2.51m plus recess)

Fitted with a range of wood fronted shaker style units, laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap, the kitchen has a built-in electric double oven/grill, a gas hob, with an extractor over, as as an integral dishwasher, fridge and washing machine. It also has two pvc double glazed windows (one frosted glass), an under-stairs storage cupboard/pantry, with fitted shelves, and a pvc double glazed, frosted glass external door.

First Floor

Landing

The larger than average landing is another of the man pleasing features offered by this lovely family home and has a pvc double glazed, frosted glass window, a spindled balustrade and a built-in shelved cupboard. There is access, via a retractable ladder, to the partially boarded loft space, which has an electric light and houses the gas combination central heating boiler.

Bedroom One

13' 6" x 11' 11" (4.11m x 3.63m)

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

Bedroom Two

12' 0" into recess x 11' 10" (3.66m into recess x 3.61m)

This second double room is also a very good size and has a radiator and pvc double glazed window.

Bedroom Three

8' 3" x 8' 3" (2.51m x 2.51m)

A third double bedroom with a pvc double glazed window and radiator.

Shower Room

Fully tiled and fitted with a two piece white suite, comprising a larger than standard shower cubicle, fitted with an electric shower and fold-down seat, and a pedestal wash hand basin. PVC double glazed, frosted glass window, radiator/heated towel rail and downlights recessed into the pvc lined ceiling.

Separate WC

Fitted with a two piece white suite, comprising a w.c. and a wash hand basin. PVC double glazed, frosted glass window and a radiator.

Outside

Front & Side

A tarmac covered drive allows ample off road parking space for three or four cars and/or a motorhome. There is also a lawn and two garden beds, one pebble covered, stocked with shrubs and flowering plants. An open porch provides shelter over the front entrance door and has an external light.

Garage

17' 9" x 11' 9" (5.41m x 3.58m)

The good sized garage has an up and over door, two windows, a work bench, a personal door and electric power and light.

Rear

The rear is mainly paved and pebble covered, for easier maintenance, with shrub and flowering plant borders. It also has a timber shed, an external light and cold water tap.

Directions

Proceed from our office on Church Street into Skipton Road. Carry on to the T junction and turn left, then go right at the mini roundabout, continuing on Skipton Road. Carry on this road, past Rolls Royce on the left, up the hill, over the canal bridge, round the sweeping left hand bend, past Rolls Royce Sports & Social Club and then take the next left turning into Valley 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

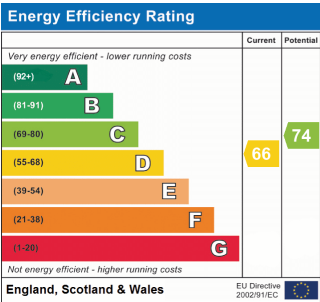
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

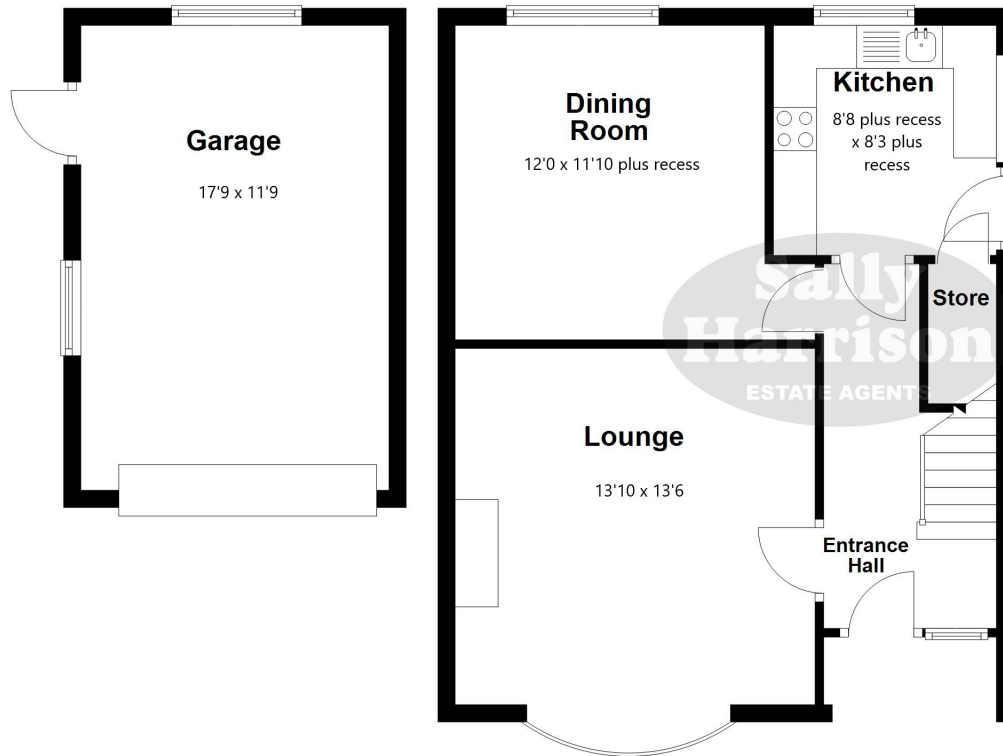
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FLOORPLAN

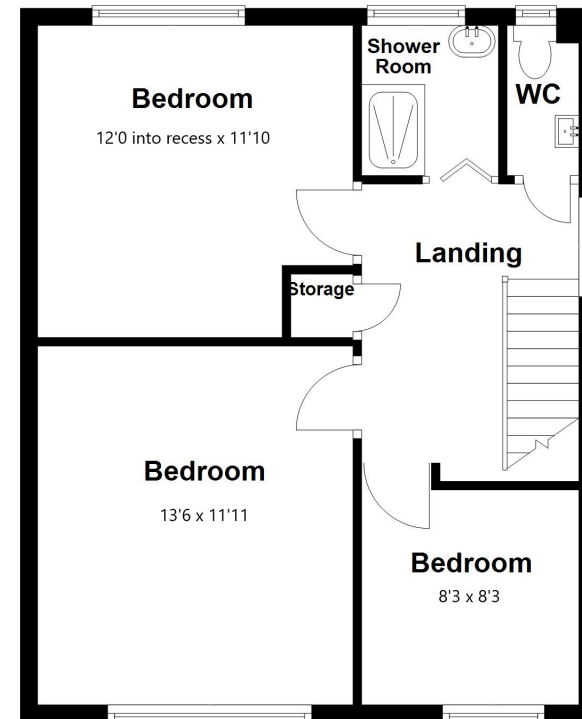
Ground Floor

Approx. 69.4 sq. metres (746.6 sq. feet)



First Floor

Approx. 49.8 sq. metres (536.4 sq. feet)



Total area: approx. 119.2 sq. metres (1283.0 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.