



24 Ingleborough Drive, Barnoldswick,  
Lancashire BB18 5QB





## PROPERTY DESCRIPTION

Located in an extremely popular residential area, this semi-detached dormer bungalow provides generously proportioned living space and has the advantage of a garage, off road parking along with beautiful countryside views from the front. Requiring a degree of modernisation and updating, this appealing abode would make a lovely retirement home once completed and an early viewing is strongly recommended.

Benefitting from pvc double glazing and gas central heating, the accommodation briefly comprises a spacious lounge with an open staircase and a large window with a rural outlook, a good sized dining room, with a door opening onto the garden at the front and a nice sized fitted kitchen, which is open plan with the conservatory. There is a double bedroom with built in wardrobes and French doors opening into the conservatory, and a bathroom fitted with a three piece white suite, with an electric shower over the bath.

On the first floor, the large double bedroom takes full advantage of the wonderful rural views from the front, and there is a washroom, fitted with a two-piece suite.

The front garden has raised beds and a pathway down the side of the bungalow, leads to the rear garden, which has flower beds, a pond, a timber shed and is well screened by hedging's. A gate at the bottom of the garden gives access to the garage and off-road parking space. NO CHAIN INVOLVED.

## FEATURES

- Semi-Det Dormer Bungalow
- Extremely Popular Location
- Garage, Parking & Gardens F & R
- Req's Modernisation - Great Potential
- Spacious Lounge & Good Sized Dining Rm
- Ftd Kitchen, Open Plan with Conservatory
- G.F. Double Bedroom & 3 Pc Bathroom
- Large FF Dormer Bedroom & Washroom
- PVC Double Glazing & Gas Central Heating
- Internal Viewing Recomm. - NO CHAIN





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance

PVC double glazed entrance door, with a pvc double glazed window panel to one side, opening into the dining room.

#### Dining Room

19' 4" plus recess x 8' 9" (5.89m plus recess x 2.67m)

This good sized reception room has two pvc double glazed windows, a radiator and glazed doors leading into the lounge.

#### Lounge

18' 5" x 11' 7" plus alcoves (5.61m x 3.53m plus alcoves)

This second spacious reception room has a large pvc double glazed window, from which there are lovely rural views, illuminated display niches, a radiator and an open staircase to the first floor.

#### Inner Hallway

Walk-in, shelved cupboard and display shelving.

#### Kitchen

10' 1" x 8' 9" (3.07m x 2.67m)

Open plan with the conservatory, the kitchen has fitted units, 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, and a radiator.

#### Conservatory

12' 5" x 6' 5" plus recess (3.78m x 1.96m plus recess)

The conservatory has pvc double glazed windows, a radiator, tiled floor and a pvc double glazed French door, leading out to the garden.

#### Bedroom One

12' 2" x 10' 6" (3.71m x 3.20m)

This double room has a built-in double wardrobe, French doors opening into the conservatory, a pvc double glazed window and a radiator.

#### Bathroom

Fitted with a three piece white suite, comprising a bath, with an electric shower over and tiled splashback, a pedestal wash hand basin and a w.c., the bathroom also has a pvc double glazed, frosted glass window and a radiator.

### First Floor

#### Landing

#### Bedroom Two

18' 5" to wardrobe fronts x 9' 1" (5.61m to wardrobe fronts x 2.77m)

A large double room, which has two pvc double glazed windows, taking full advantage of the wonderful rural views from the front, a radiator and wall mounted electric heater.

#### Wash Room

Fitted with a two piece suite, comprising a w.c. and a wash hand basin, with a cupboard below. This room also has a radiator, houses the wall mounted gas condensing central heating boiler and gives access to under-eaves storage space.

### Outside

#### Front

The garden is planted with shrubs and bushes, has a patio and pathway, leading down the side of the bungalow to the rear.

#### Rear

Garden beds, stocked with mature plants, shrubs and climbers. The garden is surrounded and screened by hedging, contains a timber shed and has a gate, which gives access to and from the parking area and where the garage is located.

#### Garage

17' 4" x 7' 5" (5.28m x 2.26m)

The single garage has an up and over door. There is also off road parking space in front of the garage.

#### 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, continue straight on into Monkroyd Avenue, proceed up the hill, past the left turning for Pen-Y-Ghent Way, then take the next 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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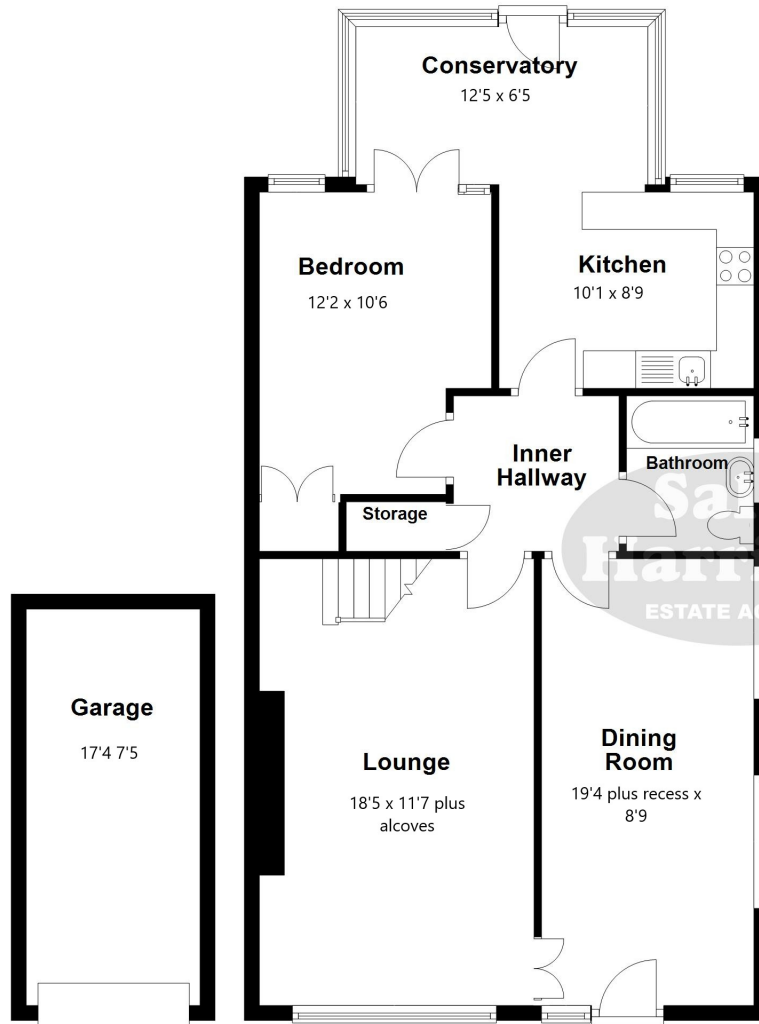
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	66	75
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## FLOORPLAN

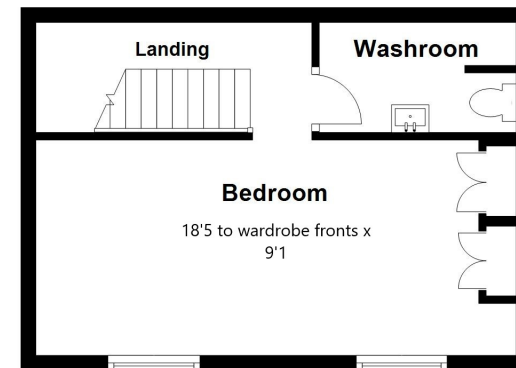
### Ground Floor

Approx. 92.6 sq. metres (996.8 sq. feet)



### First Floor

Approx. 29.4 sq. metres (316.3 sq. feet)



Total area: approx. 122.0 sq. metres (1313.1 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.

