



**1 The Elms, Skipton Road, Barnoldswick,
Lancashire BB18 6HQ**



PROPERTY DESCRIPTION

We are delighted to bring to market this superior and well-established semi-detached residence, positioned within a desirable setting, off Skipton Road, and enjoying a pleasant open aspect. The property has the advantage of a substantial ground floor extension, providing generous living accommodation that exceeds the first-floor footprint, making it an excellent choice for buyers seeking a home with flexible ground floor space, perfectly suited to modern family living, entertaining or working from home.

FEATURES

- Mature, Superior Semi-Detached House
- Characterful & Immaculately Presented
- Highly Desirable Location with Lovely Aspect
- Vestibule, Hall & Lounge – F'place & Gas Fire
- Generous Dining Rm & Living Rm – Patio Drs
- Extensively Ftd Dining Kit & Utility/GF WC
- 3 Bedrms (2 Dble & 1 Single) All with Furniture
- Fully Tiled Shower Rm, DG Windows & GCH
- Parking for Several Cars & Delightful Gardens
- Dble Garage, Garden Rm & Det. Workshop
- Substantial Ground Floor Extension
- Internal Viewing Highly Recommended





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

Frosted and bevelled glass entrance door, with a side window panel and window lights above. Part glazed internal door, in a matching surround, opening into the hall.

Hall

The first of numerous impressive attributes offered by this extremely desirable dwelling, the charming hall boasts a splendid open, return staircase, with the original spindled balustrade, newel posts and panelling on the side. There is a frosted glass window part way up the stairs, a radiator and under-stairs pantry/half cellar, with fitted shelves, a window and electric light.

Lounge

12' 10" into alcoves x 11' 6" plus bay (3.91m into alcoves x 3.51m plus bay)
A delightful, very light and airy room, which features an original dark wood fireplace, with a marble inset and hearth, fitted with a living flame gas fire and has a large double glazed bay window, plus an additional double glazed window in the side elevation, a picture rail, coved ceiling and a radiator.

Through Living & Dining Room

An exceptionally enticing and very generously proportioned family living space, with the living room being a particularly beneficial extension to the house.

Dining Room

13' 5" x 12' 6" (4.09m x 3.81m)
This spacious room has a double glazed window, radiator, coved ceiling and wall light points.

Living Room

23' 1" x 11' 9" into alcoves (7.04m x 3.58m into alcoves)
This fabulous room is flooded with natural light from double glazed windows in the side and rear elevations and a pvc double glazed sliding patio door opening onto the garden at the rear and also has a stained wood fireplace, with a marble inset and hearth, fitted with a living flame gas fire, two radiators, ceiling coving and wall light points.

Extended Dining Kitchen

22' 3" x 9' 3" reducing to 8' 5" in the dining area (6.78m x 2.82m reducing to 2.57m in the dining area)
Also extended, the large, attractively furnished dining kitchen is well equipped with a good range of cream units and drawers, granite worktops, with tiled splashbacks, and a one and a half bowl sink, with a mixer tap. It is also fitted with a large range style cooker, with a five ring gas hob and stainless steel extractor canopy over, a microwave oven and an integral dishwasher, as well as allowing space for an American style fridge/freezer. The room is laid with luxury tile effect Vinyl flooring and has a double glazed window, radiator and downlights recessed into the ceiling.

Rear Entrance Hall

Radiator and double glazed, frosted glass external door, with a window light above.

Utility/Ground Floor WC

6' 9" x 6' 0" (2.06m x 1.83m)
Always a useful attribute in any family home, the utility has fitted units, a laminate worktop, with tiled splashback, a single drainer sink, with a mixer tap, plumbing for a washing machine and space for a condenser tumble dryer. It is also fitted with a w.c., is laid with luxury Vinyl flooring and has a double glazed window, radiator, wall mounted coat hooks and a wall cupboard, housing the gas central heating boiler, .

First Floor

Landing

Original spindled balustrade and access to the loft space.

Bedroom One

12' 6" x 11' 9" to wardrobe fronts (3.81m x 3.58m to wardrobe fronts) This good sized double room is extensively fitted with furniture, including plenty of wardrobes, mirror fronted, shelved cupboards and drawers, and has a double glazed window, with views, and a radiator.

Bedroom Two

11' 6" x 9' 7" to wardrobe fronts, plus recess (3.51m x 2.92m to wardrobe fronts, plus recess)
This second double room enjoys a lovely open aspect and views and also has built-in furniture, including wardrobes, drawers and a bedside cabinet. There are double glazed windows in two elevations, a radiator and downlights recessed into the ceiling.

Bedroom Three

6' 9" x 4' 9" plus recess (2.06m x 1.45m plus recess)
This single room also enjoys a pleasant open outlook and has a built-in wardrobe, with a storage cupboard above, a radiator and a double glazed window.

Shower Room

8' 3" x 8' 3" (2.51m x 2.51m)
The larger than average, fully tiled shower room is fitted with a three piece suite, comprising a double size shower cubicle, a w.c. and a wash hand basin, which is set into a vanity unit, with cupboards below and a large mirror above. It also has a double glazed, frosted glass window, chrome finish radiator/heated towel rail and downlights recessed into the pvc panelled ceiling.

Outside

Front/Side

A tarmac covered drive provides ample off road parking space for several cars and/or a motorhome or caravan. There is a lawn, garden borders stocked with a variety of shrubs, conifers, trees and flowering plants. There is also a sizeable stone flagged patio and stone steps leading to a smaller flagged area directly in front of the house and entrance door. A gate, set in the middle of a stone wall, built between the house and the garage, at the top of the drive, gives access into and encloses the area at the rear.

Detached Double Garage

19' 4" x 16' 11" (5.89m x 5.16m)
The substantial, stone built, detached double garage has an electric, remote controlled door, electric power and light, a wall mounted gas heater and cold water tap. There is also a pvc personal door and two double glazed windows (one pvc framed).

Garden Room

16' 2" plus recess x 16' 1" plus recess (4.93m plus recess x 4.90m plus recess)
Attached to the rear of the double garage, this fabulous room is yet another of the many impressive and desirable assets offered by this exceptional dwelling and could serve any number of purposes, including a home office, gym, games/hobby room, or, combined with the garage, offers the potential to be converted to provide a 'granny' annexe, subject to Local Authority Planning Permission. It has a pvc double glazed entrance door, with a pvc double glazed window panel at one side, large pvc double glazed double patio doors, with pvc double glazed windows at either side, a further pvc double glazed window, downlights recessed into the ceiling and a wall mounted gas heater.

Workshop

18' 0" x 12' 5" (5.49m x 3.78m)
A further extremely beneficial and extraordinary attribute of this outstanding abode, the large, stone built workshop has double timber doors, electric power and light and two windows.

Rear

A decent size, the carefully tended, delightful enclosed garden at the rear is on two levels, with the smaller upper tier being a stone flagged patio, directly behind the extensions at the back of the house, surrounded by a contemporary glass and chrome balustrade, with steps leading down to the much larger lower level, which consists of a further, sizeable, stone flagged patio and a lawn, surrounded by raised beds, stocked with a variety of shrubs and plants. There are external electric lights and power points and cold water taps.

Directions

Proceed from our office on Church Street into Skipton Road. Go past the Holy Trinity Church set up on the left, turn left at the 'T' junction and then go right at the mini roundabout, continuing on Skipton Road. Go past the Aldi supermarket and Rolls Royce on the left, continue up the hill, over the canal bridge and the property is located on the right hand side, just after the turning into Ben Lane, across the road from Rolls Royce Social Club.

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

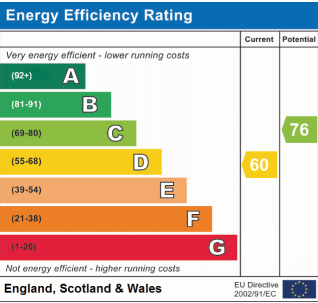
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

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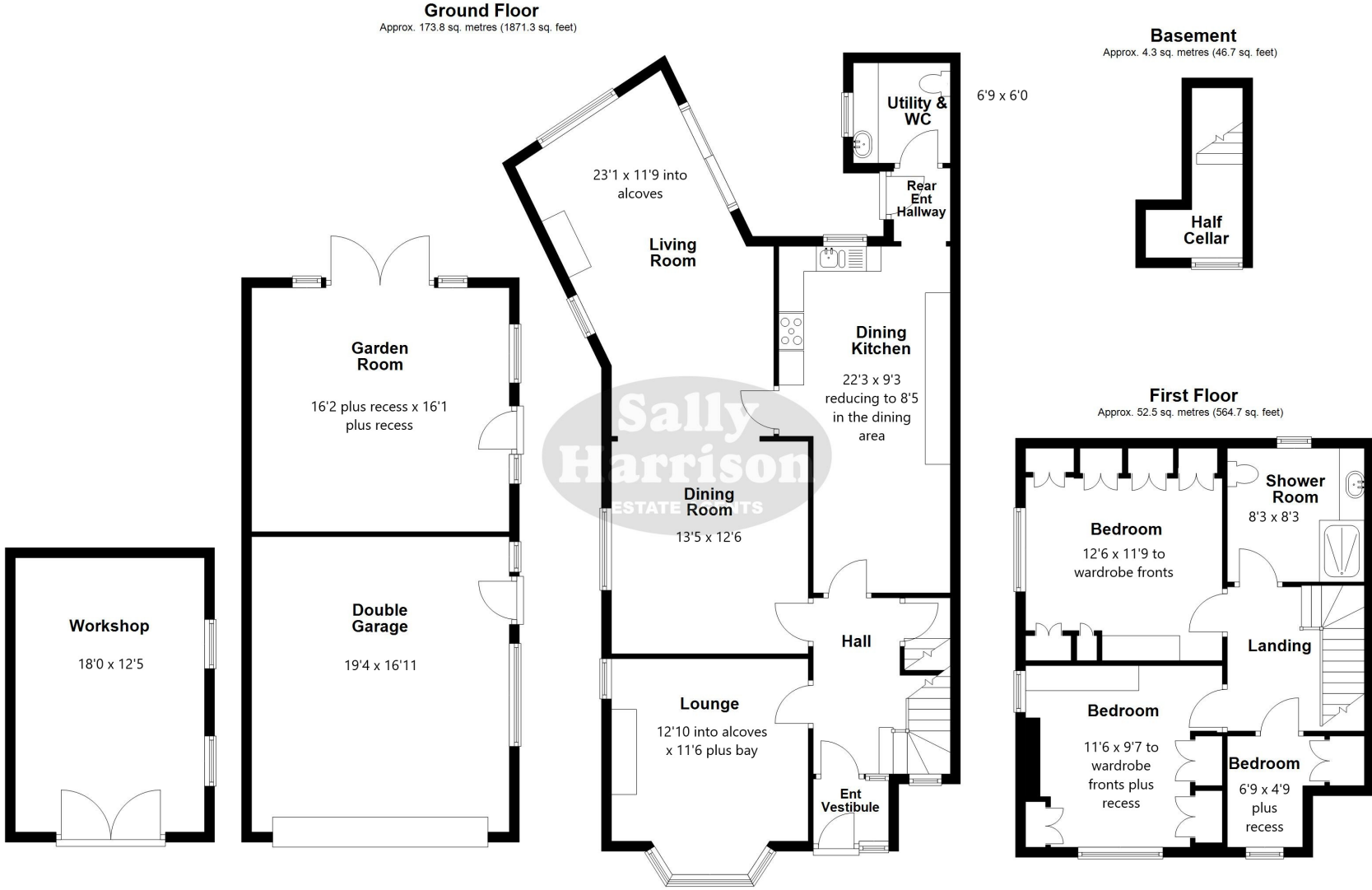
House to Sell?

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

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FLOORPLAN



Total area: approx. 230.7 sq. metres (2482.7 sq. feet)

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Plan produced using PlanUp.

