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Real

47 York Street
Barnoldswick
BB18 5BD



For Sale

£179,995

- End Of Terrace
- Three Bedrooms
- Two Reception Rooms
- Walk-In Wardrobe
- Ground Floor Cloakroom

- Modern Bathroom
- Close To Local Amenities
- Gas Central Heating & UPVC Double Glazing
- Tax Band - A
- EPC - E



A well-presented, three bedroom, end of terrace property located in a popular residential area in Barnoldswick. A short walk to Barnoldswick Town Centre with all the local amenities on offer, good travel links and local primary/secondary schools. Presenting itself as an ideal purchase for first time buyers or growing families.

The accommodation briefly comprises on the ground floor an entrance lobby as you enter through the UPVC composite front door which in turn leads into a hallway with staircase ascending to the first floor. To the left and located to the front of the property is the first of two reception rooms boasting a tile fireplace providing an attractive focal point within the room and wooden flooring which continues into the second, larger reception room to the rear which benefits from dual aspect windows letting in an abundance of natural light, fitted cupboards within the alcove and a wood burning stove.

Adjoining, a separate, modern kitchen houses matching wall, base and drawer units with co-ordinating granite work surfaces, double bowl composite sink, freestanding cooker with overhead extractor fan and a useful under stair storage cupboard which leads into a half cellar. A lobby adjoining the kitchen, with a composite door leading out to the rear garden, also leads to a large storage pantry and two-piece cloakroom.

To the first floor a landing leads to two well-proportioned double bedrooms, a generous single and a large walk-in wardrobe.

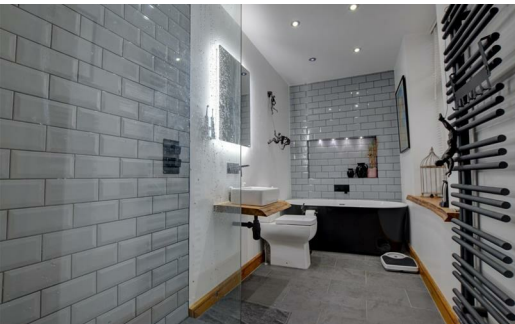
The bathroom has been beautifully modernised with a four-piece suite comprising a low-level WC, freestanding bath, separate walk-in shower and wall mounted wash basin with wooden base co-ordinating with the skirting boards and windowsill.

The property benefits from the modern-day comforts of gas central heating, UPVC double glazing, composite external doors and fire doors to the first floor.

Externally there is a garden forecourt to the front with plant bedding and an enclosed yard to the rear.



TOTAL FLOOR AREA - 108.0 sq.m. (1163 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made near Harrogate, G2022



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