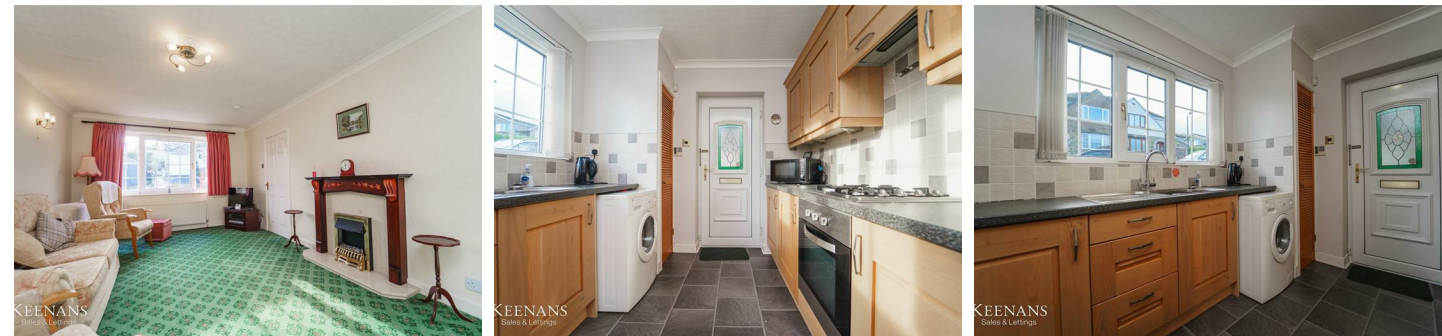


| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



## Rylstone Drive, Barnoldswick, BB18 5RG

### Offers Over £200,000

EXCEPTIONAL TWO BEDROOM BUNGALOW IN BARNOLDSWICK

Situated on Rylstone Drive in the charming town of Barnoldswick, this delightful bungalow offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a generous kitchen space, ideal for both cooking and entertaining. The spacious reception room provides a warm and inviting atmosphere, perfect for relaxing or hosting guests.

This lovely home features two well-proportioned double bedrooms, ensuring ample space for rest and relaxation. The modern shower room adds to the practicality of the property, catering to all your daily needs.

Additionally, the bungalow benefits from off-road parking, providing ease and security for your vehicles. With its thoughtful layout and inviting spaces, this property is an excellent choice for those seeking a comfortable and manageable home in a friendly community. Don't miss the opportunity to make this charming bungalow your own.

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# Rylstone Drive, Barnoldswick, BB18 5RG

## Offers Over £200,000



- Detached True Bungalow
- Fitted Kitchen
- Off Road Parking, Carport and Store/Garage
- EPC Rating TBC
- Two Bedrooms
- Bursting with Potential
- Tenure Freehold
- Three Piece Wet Room
- Low Maintenance Externals
- Council Tax Band C

### Kitchen

9'10 x 8'3 (3.00m x 2.51m )  
UPVC double glazed frosted leaded front door, UPVC double glazed leaded window, range of wall and base units with laminate work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, plumbing for washing machine, boiler cupboard, coving, tiled effect lino flooring and door to reception room.

### Reception Room

17'6 x 11'11 (5.33m x 3.63m)  
UPVC double glazed leaded window, central heating radiator, coving, two feature wall lights, electric fire with stone surround and wooden mantel and door to inner hall.

### Inner Hall

7'7 x 5'11 (2.31m x 1.80m)  
Central heating radiator, smoke detector, loft access, doors leading to two bedrooms, wet room and storage.

### Bedroom One

11'6 x 10'0 (3.51m x 3.05m)  
UPVC double glazed window, central heating radiator and fitted wardrobe.

### Bedroom Two

10'0 x 9'10 (3.05m x 3.00m)  
Central heating radiator, coving and UPVC double glazed sliding door to rear.

### Wet Room

7'11 x 5'7 (2.41m x 1.70m )  
UPVC double glazed frosted window, central heating radiator, dual flush W/C, pedestal wash basin with traditional taps, electric feed shower, extractor fan, partially tiled elevations, integrated storage and wet room vinyl flooring.

### External

#### Rear

Multi-level garden with decking and paving.

#### Front

Paving, block paved driveway, carport and access to store/garage.

### Store/Garage

7'5 x 5'0 (2.26m x 1.52m)



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