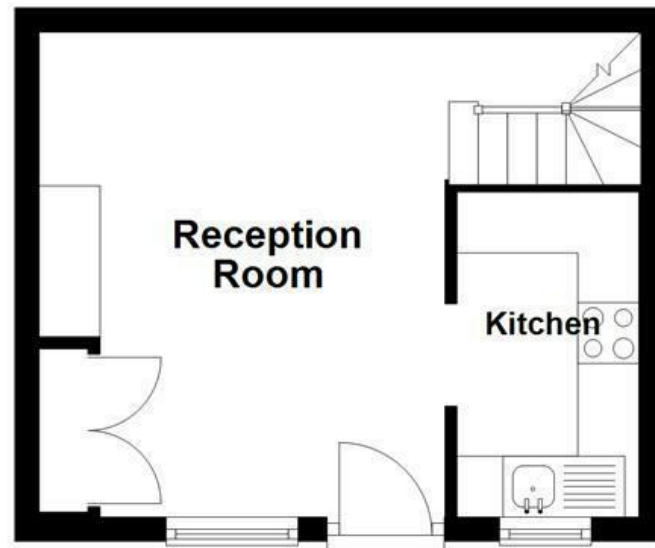
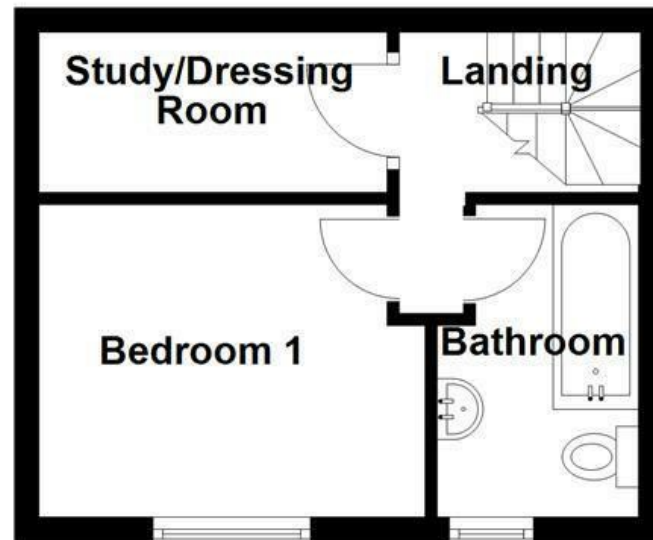


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

Hill Street, Barnoldswick, BB18 6AP

£100,000

TWO BEDROOM PROPERTY IN BARNOLDSWICK NOT TO BE MISSED

Nestled in the charming town of Barnoldswick, this delightful house on Hill Street presents an excellent opportunity for both first-time buyers and investors seeking a rental property. The home features a generous living room, perfect for relaxation and entertaining guests.

Upstairs, you will find a spacious double bedroom that offers a comfortable retreat, alongside a well-proportioned second bedroom that can serve as a guest room, study, or children's room. The layout is thoughtfully designed to maximise space and functionality, making it an ideal choice for modern living.

With one bathroom, this property meets all the essential needs of a small household. Its location in Barnoldswick provides easy access to local amenities, parks, and transport links, ensuring convenience for daily life.

This house is not just a property; it is a place where memories can be made. Whether you are looking to settle down or invest in a promising rental opportunity, this home on Hill Street is worth considering.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Hill Street, Barnoldswick, BB18 6AP
£100,000

 1  1  1  E

- Tenure Freehold
 - On Street Parking
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Close Proximity To Local Amenities
- Council Tax Band A
 - Ideal First Time Buy Or Investment Opportunity
 - Spacious Reception Room
- EPC Rating E
 - Viewing Essential
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance

UPVC double glazed frosted door to reception room.

Reception Room

13'1 x 9'8 (3.99m x 2.95m)

UPVC double glazed window, central heating radiator, integrated storage, multi fuel burning stove with tiled surround, hearth and wooden mantle, open archway to kitchen and stairs to first floor.

Kitchen

8'6 x 4'1 (2.59m x 1.24m)

UPVC double glazed window, range of wall and base units, with wooden work tops, stainless steel sink and drainer with mixer tap, integrated oven, four ring gas hob, tiled splash back, extractor hood, space for fridge freezer and wood effect flooring.

First Floor

Landing

7'2 x 2'8 (2.18m x 0.81m)

Doors to bedroom one, study/dressing room and bathroom.

Bedroom One

10'5 x 8'5 (3.18m x 2.57m)

UPVC double glazed window and central heating radiator.

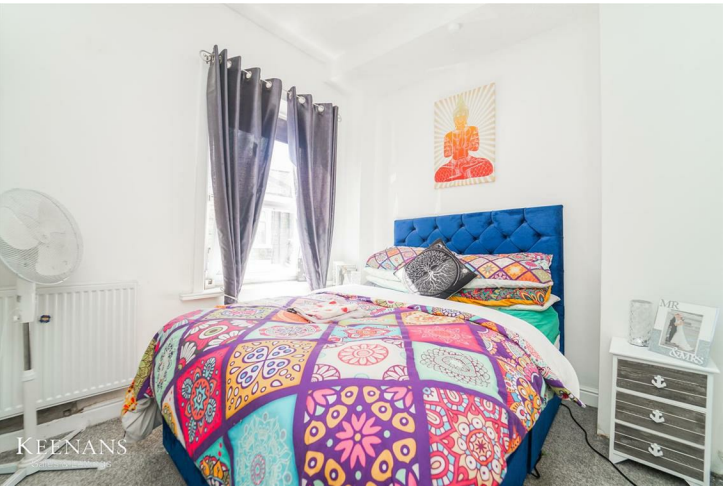
Study/Dressing Room

9'5 x 4'5 (2.87m x 1.35m)

Bathroom

8'5 x 4'10 (2.57m x 1.47m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panel bath, overhead electric feed shower, part tiled elevation, access to boiler, integrated storage and tiled effect flooring.



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