

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
84	95
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Crowfoot Fold, Barnoldswick, BB18 5PL

### £285,000

\*\*\*PHASE 4 NOW RELEASED WITH OPEN ASPECT VIEWS OVER A CONSERVATION AREA\*\*\*

PHASE 1/2/3 NOW ALL SOLD! LAST REMAINING PLOT! UNEXPECTEDLY BACK TO MARKET!  
SPECTACULAR, NATURAL STONE DWELLING!

AIM FOR COMPLETION MAY 2023

Crowfoot is a beautiful new bespoke development comprising of 12 stunning natural stone built properties with rural views, off road parking and good sized gardens. Boasting a spacious living room, a stunning high spec modern kitchen with fully fitted appliances and granite work tops, a utility room, three bedrooms, a family sized bathroom and an enclosed rear garden that isn't overlooked. The property is situated in a popular area of Barnoldswick just off Manchester Road and is just a short walk to the town centre. The property is close to local amenities, is within close proximity for accessing major commuter routes, bus routes and is near good schools.

The property comprises to the ground floor, entrance to; the porch which leading into the living room. The living room has stairs leading to the first floor and doors providing access to understairs storage and to the kitchen. The kitchen has a door to the utility room and doors to the rear garden. The utility then leads to a downstairs WC. To the first floor there is a landing with doors providing access to three bedrooms and a three

# Crowfoot Fold, Barnoldswick, BB18 5PL

£285,000



- New Build Property
- Three Bedrooms
- Contemporary Fitted Kitchen With Integrated Appliances
- Modern Three Piece Bathroom
- High Specification
- Beautifully Presented With Neutral Finish
- Enclosed Rear Garden
- Off Road Parking
- Envious Views

## Ground Floor

### Entrance Porch

4'11 x 3'7 (1.50m x 1.09m)

Composite front entrance door, central heating radiator, fuse box and door to the reception room.

### Reception Room

15'4 x 15'3 (4.67m x 4.65m)

UPVC double glazed window, two central heating radiators, television point, alarm system, smoke alarm, stairs to the first floor, understairs storage and door to the kitchen.

### Kitchen

12'5 x 11' (3.78m x 3.35m)

Central heating radiator, range of grey gloss wall and base units with quartz surfaces and upstands, stainless steel sink with drainer and mixer tap, Neff oven in a high rise unit, four ring induction hob, extractor hood, integrated fridge freezer and dishwasher, spotlights, smoke alarm, door to the utility and UPVC double glazed sliding door to the rear.

### Utility Room

5'3 x 3'11 (1.60m x 1.19m)

Wood worktop, plumbing for washing machine, extractor fan and door to WC.

### WC

5'4 x 3'11 (1.63m x 1.19m)

Central heating radiator, dual flush WC, wall mounted wash basin, extractor fan.

## First Floor

### Landing

8'9 x 6'4 (2.67m x 1.93m)

Central heating radiator, smoke alarm, loft access and doors to three bedrooms and bathroom.

### Bedroom One

15'3 x 10'10 (4.65m x 3.30m)

Two UPVC double glazed windows, central heating radiator, smoke alarm and storage cupboard.

### Bedroom Two

12'3 x 8'6 (3.73m x 2.59m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

11'2 x 6'4 (3.40m x 1.93m)

UPVC double glazed window and central heating radiator.

### Bathroom

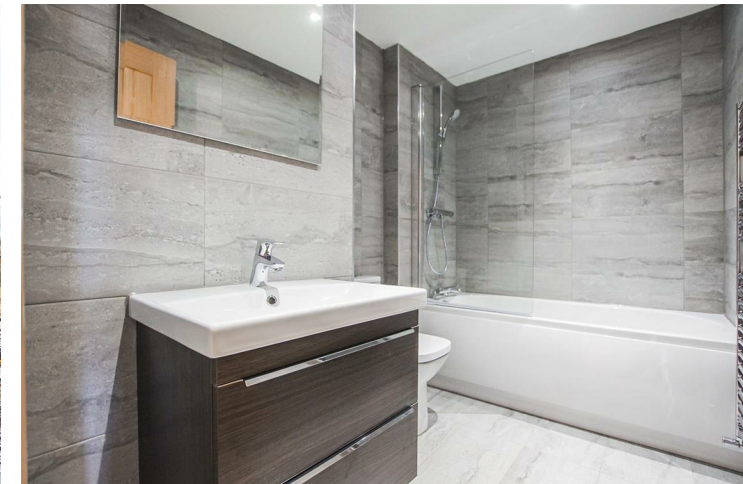
8'8 x 5'11 (2.64m x 1.80m)

Central heating towel rail, dual flush WC, vanity top wash basin, panelled bath with direct feed shower overhead, spotlights, extractor fan, tiled elevations.

## External

## Rear

Enclosed paved and laid to lawn garden with bedding area open aspect views over a conservation area.



Tel: 01282501280

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)