



Hilton &
Horsfall

BB18 5DX

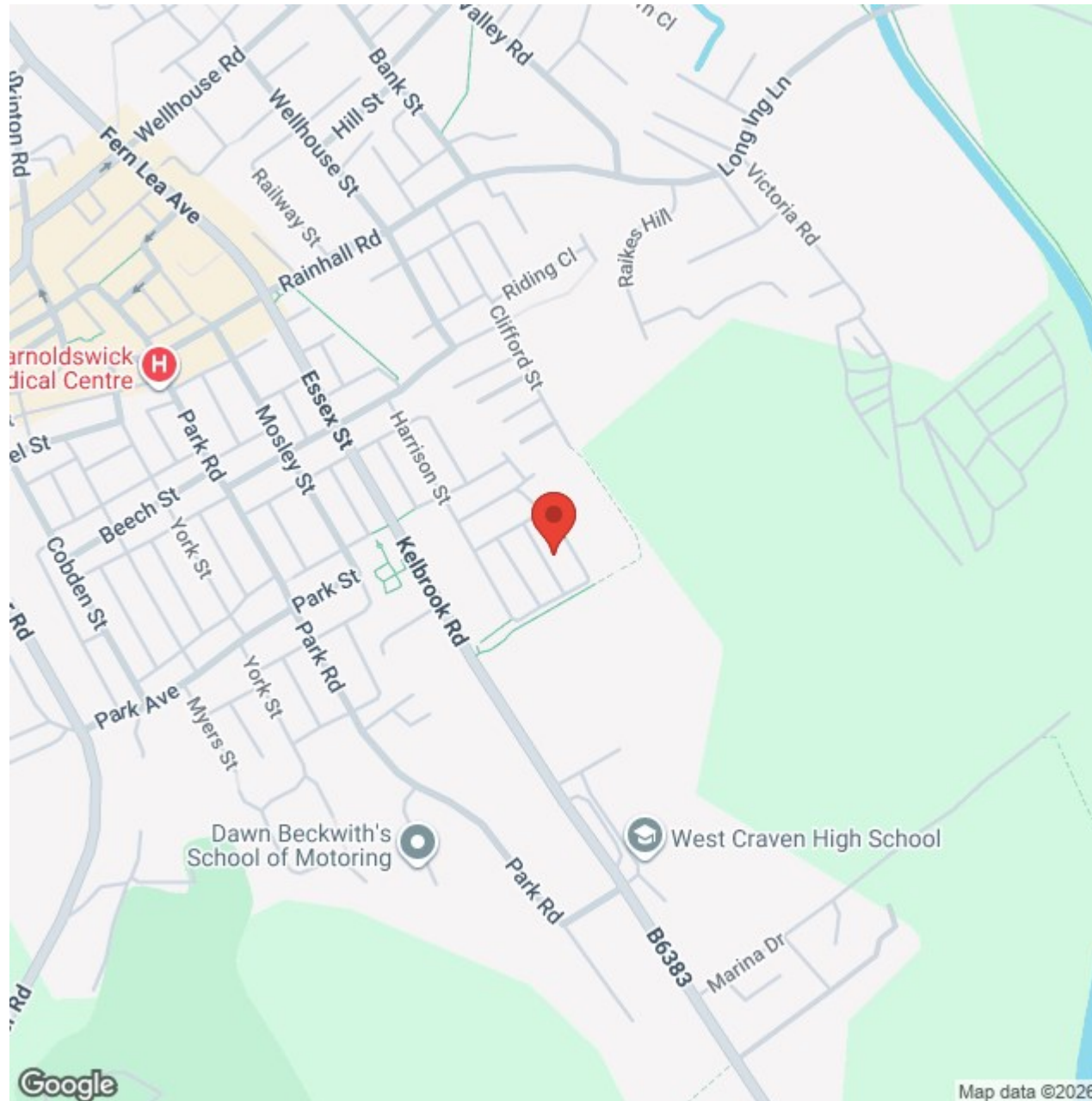
Clarence Street, Barnoldswick

Offers In The Region Of £169,950

- Rear garden and off-road parking
- Two well proportioned reception rooms
- Fitted kitchen with ample worktop space
- Ground floor WC
- Two bedrooms plus useful attic room
- Mid terrace property in a popular location
- Sought after area

A beautifully presented and well maintained mid-terrace home situated in a popular area of Barnoldswick, offering spacious and versatile living accommodation throughout with the added benefit of off road parking and garden. The property comprises two generous reception rooms, a fitted kitchen and a useful ground floor WC, and benefits from gas central heating, making it ideal for first-time buyers, couples or small families. To the first floor are two well proportioned bedrooms and a spacious shower room, whilst a further attic room is accessed via a fixed staircase, providing excellent additional space for a variety of uses. Externally the property enjoys a pleasant rear outlook with open fields beyond, along with a rear yard leading onto a garden area. Early viewing is highly recommended to fully appreciate all that this property has to offer.







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Lancashire

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GROUND FLOOR

SITTING ROOM 13'10" x 13'1" (4.24m x 4.01m)

A light and inviting sitting room positioned to the front of the property, having a uPVC double glazed window and entrance door allowing for plenty of natural light. The room is well proportioned and provides ample space for a dining table and chairs, with a feature fireplace creating a focal point. Open access leads through to the inner hallway and onto the main living accommodation.

LIVING ROOM 13'9" x 11'4" (4.21m x 3.47m)

A spacious and well presented living room having a uPVC double glazed window to the rear, allowing for plenty of natural light. The room features an electric fire, creating a cosy focal point, along with ample space for furniture. There is also a useful under stairs storage cupboard, with internal access leading through to the kitchen.

KITCHEN 15'4" x 5'8" (4.68m x 1.73m)

A fitted kitchen having a range of wall and base units with contrasting work surfaces, incorporating a stainless steel sink and drainer. There is space for a freestanding cooker along with plumbing for a washing machine and additional space for further appliances. The room benefits from a uPVC double glazed window to the side, providing natural light, and a door leading through to the rear yard and garden.

WC 5'0" x 5'2" (1.53m x 1.60m)

A useful addition to the property, comprising a low level WC and

a pedestal wash hand basin. Having a uPVC double glazed frosted window to the rear, allowing for natural light whilst maintaining privacy.

FIRST FLOOR / LANDING

BEDROOM ONE 10'11" x 13'1" (3.35m x 4.01m)

A spacious double bedroom positioned to the front of the property, having a uPVC double glazed window allowing for plenty of natural light. The room offers ample space for a double bed and bedroom furniture and also benefits from a useful built-in storage cupboard.

BEDROOM TWO 8'8" x 6'6" (2.65m x 1.99m)

A well proportioned bedroom positioned to the rear of the property, having a uPVC double glazed window with pleasant open outlooks. The room provides space for a bed and bedroom furniture, making it ideal as a guest room, nursery or home office.

SHOWER ROOM 10'11" x 6'3" (3.34m x 1.91m)

A spacious shower room comprising a walk-in shower, low level WC and a pedestal wash hand basin. Having a uPVC double glazed window to the rear, providing natural light and a pleasant outlook.

SECOND FLOOR

ATTIC ROOM 10'1" x 11'8" (3.08m x 3.58m)

A useful attic room accessed via a fixed staircase, having a Velux window allowing for natural light. The room provides versatile additional space, ideal for use as a home office, hobby room or storage area

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/clarence-street-barnoldswick>

LOCATION

Situated in a popular residential area of Barnoldswick, this property is conveniently located close to a range of local amenities including shops, supermarkets, cafes and well regarded schools. Barnoldswick town centre is within easy reach, offering a variety of independent retailers and everyday conveniences. The property also benefits from excellent transport links to neighbouring towns such as Colne, Skipton and Earby, as well as access to scenic countryside and local walking routes.

PUBLISHING

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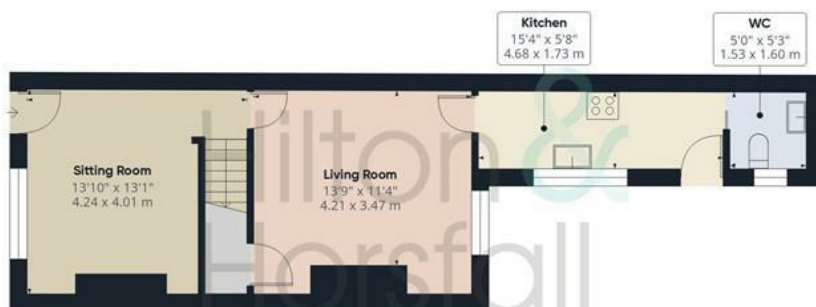


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OUTSIDE

Externally the property benefits from a low maintenance forecourt to the front. To the rear is an enclosed yard leading through to a generous garden area, which is paved with planted borders and a patio seating space, ideal for enjoying the outdoors. Additionally, there is the rare advantage of off-road parking located to the rear of the property.





Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

880 ft²

82 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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