



Hilton &
Horsfall

BB18 5EY

Edmondson Street, Barnoldswick

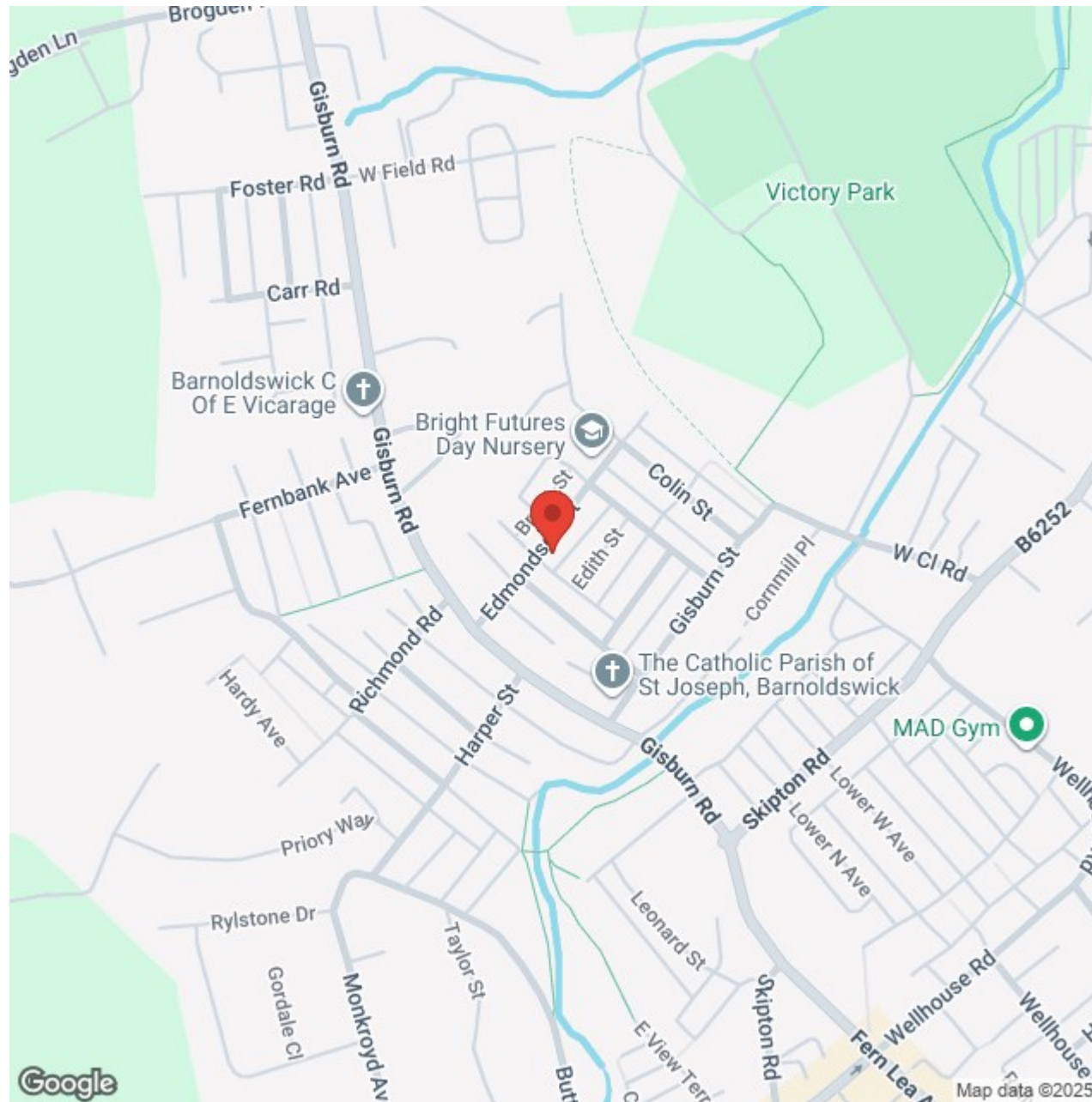
£900 PCM

- Fully refurbished throughout
- Spacious living room with modern fire
- Stylish dining kitchen with integrated oven
- Two bedrooms plus large attic room
- Contemporary three-piece bathroom
- Enclosed rear yard

This beautifully refurbished stone-built terrace property is located in the heart of Barnoldswick, close to local amenities, schools and transport links. The home has been tastefully modernised throughout and is ready to move straight into, making it an ideal rental opportunity.

The accommodation briefly comprises: a welcoming reception room, a stylish dining kitchen, two first floor bedrooms and a contemporary bathroom suite. In addition, the property benefits from a generously sized attic room offering versatile use. Externally, there is an enclosed yard to the rear.







Lancashire

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GROUND FLOOR

LIVING ROOM 10'8" x 13'5" (3.27m x 4.11m)

A bright and welcoming reception room set to the front of the property, featuring a modern wall-mounted electric fire with a recessed surround and stylish wood slat panelling to either side. The space is finished with fresh neutral décor, inset ceiling spotlights and plush new carpeting, creating a contemporary yet comfortable feel. A large front-facing window allows natural light to flood the room, while a central heating radiator and a UPVC entrance door complete the space.

DINING KITCHEN 10'11" x 11'11" (3.33m x 3.65m)

A stunning, fully refurbished dining kitchen fitted with a range of sleek white wall and base units complemented by contrasting wood-effect work surfaces. The kitchen includes an integrated oven with electric hob and extractor, stainless steel sink with mixer tap, and ample space for dining. Finished with a neutral colour scheme, inset ceiling spotlights, and a modern herringbone-effect floor, this space is both stylish and practical — ideal for everyday living and entertaining.

UTILITY ROOM 4'7" x 6'6" (1.42m x 2.00m)

Located to the rear of the kitchen, this useful space provides access to the rear yard. The utility room benefits from plumbing for a washing machine and dryer, making it a practical addition to the home.

FIRST FLOOR / LANDING

BEDROOM ONE 10'9" x 13'6" (3.29m x 4.12m)

A generously proportioned double bedroom positioned to the front of the property. The room is beautifully presented with neutral décor, plush carpeting and inset ceiling spotlights. A large window allows plenty of natural light to flow through, and a central heating radiator completes the space.

BEDROOM TWO 9'2" x 8'9" (2.80m x 2.69m)

A well-proportioned bedroom set to the rear of the property, enjoying a pleasant outlook. Finished in neutral tones with new carpeting, inset ceiling spotlights and a central heating radiator, this room offers flexibility for use as a double bedroom, child's room, guest space or even a home office.

BATHROOM 9'0" x 4'4" (2.75m x 1.33m)

A stylish and modern three-piece bathroom suite located to the rear of the property. Comprising a panelled bath with overhead rainfall shower and glass screen, low-level WC, and wash hand basin set within a vanity unit. The room is finished with contemporary wall panelling, a heated chrome towel rail, frosted double-glazed windows and complementary flooring.

SECOND FLOOR

ATTIC ROOM 12'5" x 16'4" (3.79m x 4.99m)

A spacious and versatile attic room, finished to the same high standard as the rest of the property. Complete with neutral décor, fitted carpeting, and two skylight windows providing excellent natural light. Useful eaves storage is built in, making this an ideal space for use as an additional bedroom, home office, hobby room, or playroom.

LOCATION

Situated on Edmondson Street in the popular market town of Barnoldswick, this property is within easy reach of a wide range of local amenities including independent shops, cafés, supermarkets, and schools. Barnoldswick is well known

for its welcoming community feel and attractive surrounding countryside, with excellent walking routes nearby. Convenient road links provide access to neighbouring towns such as Colne, Skipton, and Burnley, making this an ideal base for commuters and families alike.

PUBLISHING

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OUTSIDE

To the rear of the property is an enclosed yard, providing a low-maintenance outdoor space ideal for seating, storage, or as a practical area for everyday use.



Ground Floor



Floor 1



Floor 2

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Approximate total area⁽¹⁾

832 ft²

77.4 m²

Reduced headroom

59 ft²

5.4 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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