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COUNTRYMAN
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BB18 5DJ

Crow Foot Fold, Barnoldswick

Offers In The Region Of £285,000

• Attractive Enclosed Rear Garden With Patio And Lawn • Separate Laundry Room And Ground Floor WC • Stylish Contemporary Dining Kitchen With French Doors • Spacious Living Room With Attractive Flooring • Quiet And Popular Residential Location • Beautifully Presented Three Bedroom Mid-Terraced Property • Block-Paved Off-Road Parking To The Front

Situated in a quiet and popular residential location in Barnoldswick, this beautifully presented three-bedroom mid-terraced property offers stylish, contemporary accommodation arranged over two floors, complemented by off-road parking to the front and an attractive enclosed garden to the rear. Finished to a lovely standard throughout, the property combines tasteful décor with practical living spaces, making it an appealing choice for a variety of purchasers.

Upon entering the property, a useful entrance area provides space for coats and shoes before leading through to the spacious living room. This welcoming reception room enjoys plenty of natural light through its front-facing window and features attractive herringbone-effect flooring, neutral décor and a staircase leading to the first floor, with useful understairs storage.

To the rear is a beautifully appointed dining kitchen, fitted with stylish dark blue handleless units, contrasting light-coloured work surfaces and a range of integrated appliances. There is ample space for a dining table, whilst glazed French doors open directly onto the rear patio and garden, creating a lovely connection between the indoor and outdoor spaces. A separate laundry room and ground floor WC add further everyday convenience.

The first floor provides three bedrooms and a contemporary family bathroom. The generous principal bedroom is positioned to the front and benefits from two windows, decorative wall panelling and fitted wardrobe storage. Bedroom two is a well-proportioned double overlooking the rear garden, whilst bedroom three, currently arranged as a nursery, would also make an ideal home office. The stylish bathroom completes the accommodation.

Externally, the property benefits from a block-paved parking area to the front, whilst the enclosed rear garden features a generous lawn, paved seating area and planted borders, providing an attractive space for outdoor relaxation and entertaining. With its appealing presentation,

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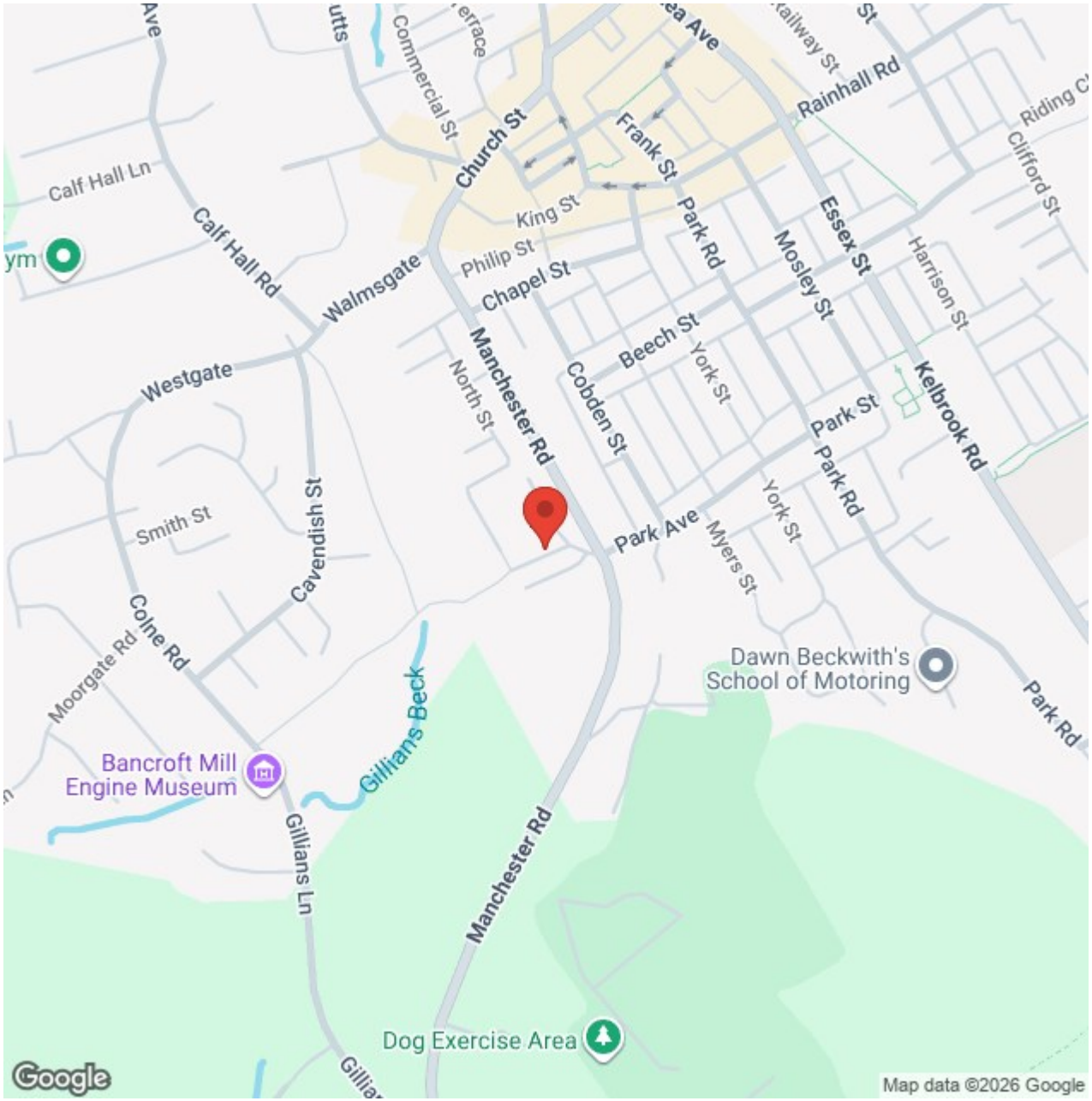
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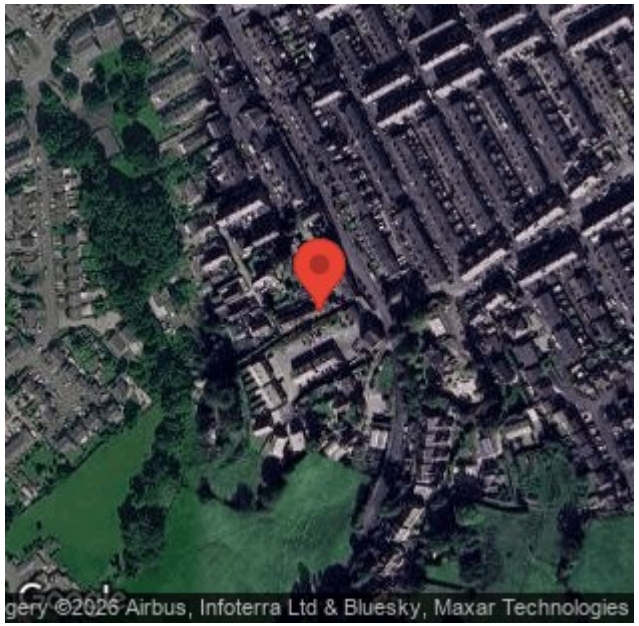

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Calf Hall Ln
Calf Hall Rd
Walmsgate
Westgate
Smith St
Cavendish St
Colne Rd
Moorgate Rd
Commercial St
Church St
Frank St
Rainhall Rd
King St
Philip St
Chapel St
Park Rd
Mosley St
Essex St
Clifford St
Harrison St
Beech St
York St
Cobden St
North St
Manchester Rd
Park St
Park Rd
Kelbrook Rd
Park Ave
Myers St
Dawn Beckwith's School of Motoring
Bancroft Mill Engine Museum
Gillians Beck
Gillians Ln
Dog Exercise Area
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A59
Bracewell
Thornton Hall Country Park
Brogden
Barnoldswick
Earby
Weets Hill
Salterforth
Sough
Kelbrook
Park Close
Greystone
Colne Rd
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Lancashire

Situated in a quiet and popular residential location in Barnoldswick, this beautifully presented three-bedroom mid-terraced property offers stylish, contemporary accommodation arranged over two floors, complemented by off-road parking to the front and an attractive enclosed garden to the rear. Finished to a lovely standard throughout, the property combines tasteful décor with practical living spaces, making it an appealing choice for a variety of purchasers.

Upon entering the property, a useful entrance area provides space for coats and shoes before leading through to the spacious living room. This welcoming reception room enjoys plenty of natural light through its front-facing window and features attractive herringbone-effect flooring, neutral décor and a staircase leading to the first floor, with useful understairs storage.

To the rear is a beautifully appointed dining kitchen, fitted with stylish dark blue handleless units, contrasting light-coloured work surfaces and a range of integrated appliances. There is ample space for a dining table, whilst glazed French doors open directly onto the rear patio and garden, creating a lovely connection between the indoor and outdoor spaces. A separate laundry room and ground floor WC add further everyday convenience.

The first floor provides three bedrooms and a contemporary family bathroom. The generous principal bedroom is positioned to the front and benefits from two windows, decorative wall panelling and fitted wardrobe storage. Bedroom two is a well-proportioned double overlooking the rear garden, whilst bedroom three, currently arranged as a nursery, would also make an ideal home office. The stylish bathroom completes the accommodation.

Externally, the property benefits from a block-paved parking area to the front, whilst the enclosed rear garden features a generous lawn, paved seating area and planted borders, providing an attractive space for outdoor relaxation and entertaining. With its appealing presentation,

GROUND FLOOR

ENTRANCE PORCH 4'11" x 3'7" (1.52m x 1.11m)
A useful entrance area providing space for coats and shoes, with access through to the living room.

LIVING ROOM 15'3" x 15'5" (4.65m x 4.70m)
A spacious and beautifully presented living room offering a welcoming space for relaxing and entertaining. The room benefits from a window to the front elevation, allowing plenty of natural light, complemented by tasteful neutral décor and attractive herringbone-effect flooring. There is ample space for a large corner sofa and additional furnishings, whilst a staircase with a white spindle balustrade leads to the first floor, with a useful understairs storage cupboard. An internal door provides access through to the dining kitchen.

DINING KITCHEN 10'11" x 12'6" (3.33m x 3.83m)
A beautifully presented contemporary dining kitchen, fitted with a stylish range of dark blue handleless wall and base units, complemented by contrasting light-coloured work surfaces and matching splashbacks. Integrated appliances include a double oven, induction-style hob with extractor above, fridge freezer, whilst a wine cooler is neatly incorporated beneath the worktop. A stainless steel sink with a mixer tap, open timber shelving and recessed ceiling spotlights complete the kitchen area. There is ample space for a dining table, with attractive herringbone-effect flooring continuing through from the living room. Glazed French doors with adjoining glazed panels allow natural light to fill the room and provide direct access onto the rear patio and garden, creating an excellent space for everyday living and entertaining.

LAUNDRY ROOM 4'0" x 5'6" (1.24m x 1.68m)
A useful separate laundry room, conveniently accessed from the dining kitchen, providing a dedicated space for laundry appliances. Fitted with a worktop, plumbing and space for a washing machine, along with open timber shelving offering additional storage. Finished with neutral décor and flooring continuing through from the kitchen.

GROUND FLOOR WC 4'0" x 5'6" (1.24m x 1.68m)
A beautifully presented ground floor WC, fitted with a two-piece suite comprising a low-level WC and wash hand basin with chrome mixer tap. The room features attractive painted tongue-and-groove style wall panelling, complemented by a marble-effect splashback, circular wall mirror and herringbone-effect flooring. A frosted window provides natural light, whilst a radiator completes the room.

FIRST FLOOR / LANDING
The first floor landing provides access to all three bedrooms and the family bathroom, with a useful built-in storage cupboard offering additional storage space.

BEDROOM ONE 15'5" x 11'1" (4.72m x 3.38m)
A spacious and beautifully presented double bedroom positioned to the front of the property, benefiting from two windows which allow plenty of natural light into the room. Tastefully decorated in neutral tones, the bedroom features attractive decorative wall panelling, soft grey carpeting and ample space for a double bed and additional bedroom furniture. There is also a generous fitted wardrobe providing excellent clothes storage, whilst a radiator completes the room.

BEDROOM TWO 8'6" x 12'2" (2.61m x 3.73m)
A well-proportioned double bedroom positioned to the rear of the property, featuring a window overlooking the rear garden and allowing plenty of natural light into the room. Finished with neutral décor and soft grey carpeting, the room offers space for a double bed and additional bedroom furniture, whilst a radiator is positioned beneath the window.

BEDROOM THREE 6'4" x 8'11" (1.95m x 2.72m)
A beautifully presented single bedroom positioned to the rear of the property, currently arranged as a nursery but equally suited for use as a child's bedroom or home office. The room features attractive decorative wall panelling complemented by subtle checked wallpaper, neutral décor and soft grey carpeting. A window overlooking the rear garden provides natural light, with a radiator positioned beneath.

BATHROOM 8'6" x 4'4" (2.60m x 1.33m)
A stylish and beautifully presented family bathroom fitted with a contemporary three-piece suite comprising a panelled bath with shower over and glazed shower screen, low-level WC and wash hand basin set within a vanity unit providing useful storage. The room features attractive patterned wall tiling in complementary blue, grey and neutral tones, alongside contrasting large-format wall and floor tiles. A large wall-mounted mirror, chrome heated towel rail, recessed ceiling spotlights and extractor fan complete the room.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/crowftfoldbswick

LOCATION
Crow Foot Fold occupies a quiet residential position within the popular market town of Barnoldswick, offering convenient access to a range of everyday amenities. The town centre provides a selection of independent shops, cafés, supermarkets and other local services, together with primary and secondary schooling, leisure facilities and recreational spaces. Barnoldswick is particularly appealing to those who enjoy the outdoors, with the Leeds and Liverpool Canal offering pleasant towpath walks and the surrounding countryside providing further opportunities for walking and exploring. The town is also well placed for access to neighbouring Earby, Colne and Skipton, with connections to the wider Lancashire and Yorkshire areas. Combining a peaceful residential setting with the convenience of a well-established market town, Crow Foot Fold offers an attractive location for a variety of purchasers.

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Cosmo Grill
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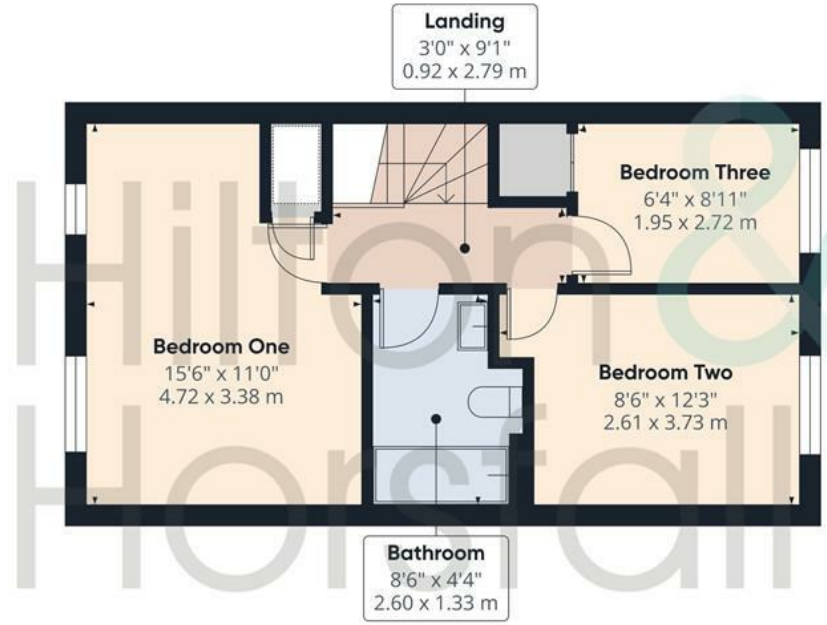
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OUTSIDE

To the front of the property is a block-paved parking area providing convenient off-road parking, with access to the main entrance. The attractive stone-fronted elevation creates a welcoming first impression. To the rear is a beautifully maintained and enclosed garden, thoughtfully arranged to provide an excellent space for outdoor relaxation and entertaining. A generous lawn is complemented by established planting and decorative borders, whilst a paved patio adjoining the house provides space for garden furniture and outdoor dining. French doors from the dining kitchen open directly onto the patio, offering a lovely connection between the house and garden. Timber fencing provides enclosure, creating a pleasant outdoor space that can be enjoyed throughout the warmer months.



Ground Floor



Floor 1



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Approximate total area(1)

831 ft²

77.1 m²

(1) Excluding balconies and terraces

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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