



Hilton &
Horsfall

BB18 5DX

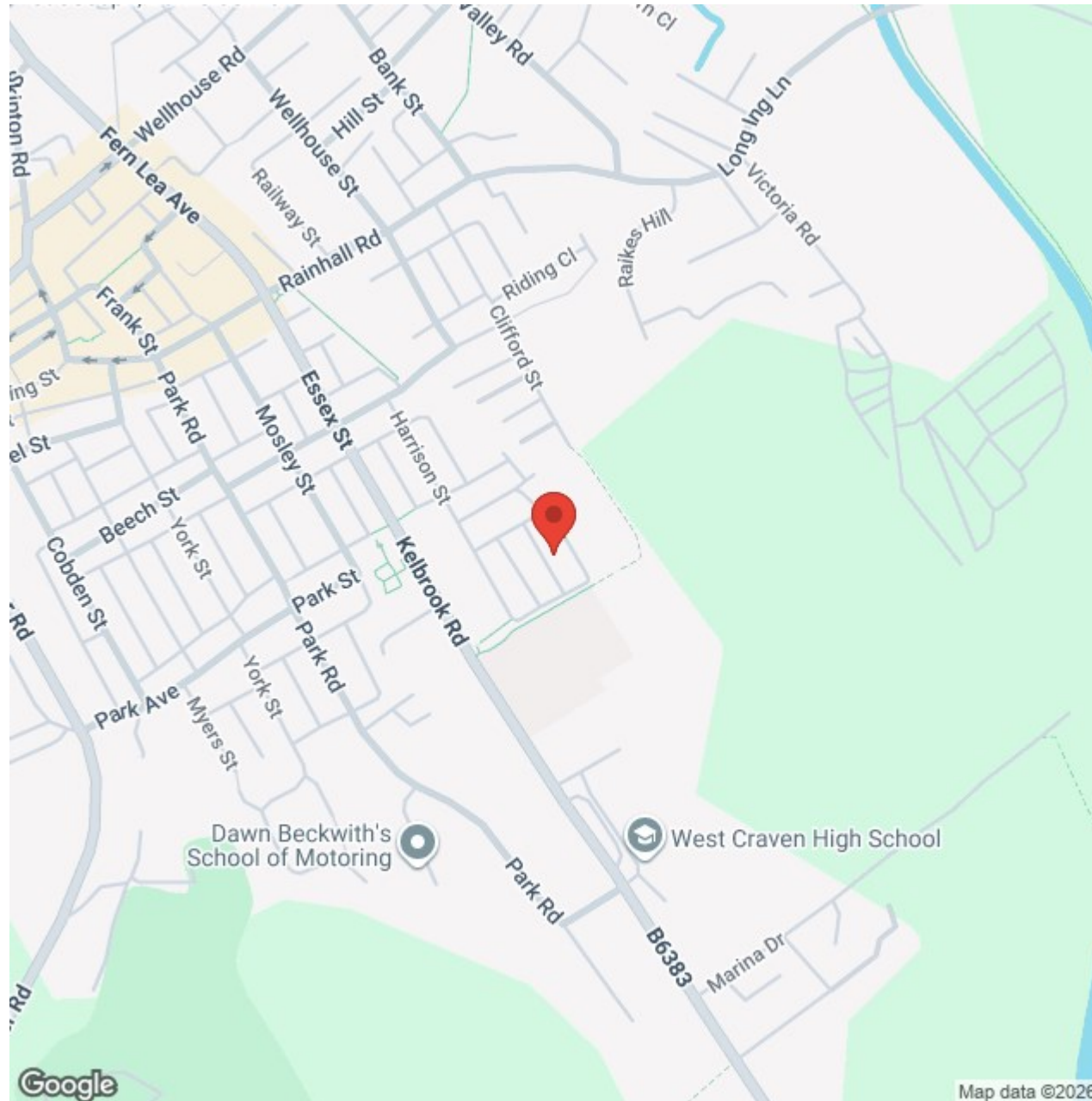
Clarence Street, Barnoldswick

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.







BB18 5DX

Lancashire

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.

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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk

PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with. Please note that some images in this brochure may or may not feature virtual staging for illustration purposes only. We do not hold responsibility for the accuracy of CGI measurements, layouts, or representations. Actual property specifications and measurements may vary. Hilton & Horsfall Estate Agents own the sole rights to all media, including images, CGI, and video. Any third-party use is strictly prohibited without written permission from Hilton & Horsfall Estate Agents.

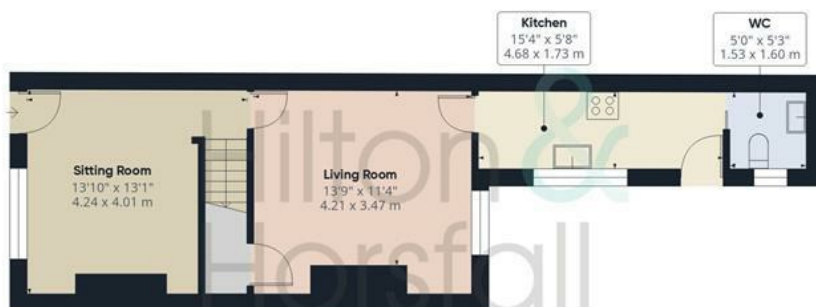


BB18 5DX

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.





Hilton &
Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. 01282 560024