





Hilton &  
Horsfall

BB18 5RG

## Rylstone Drive, Barnoldswick

### Offers In The Region Of £244,950

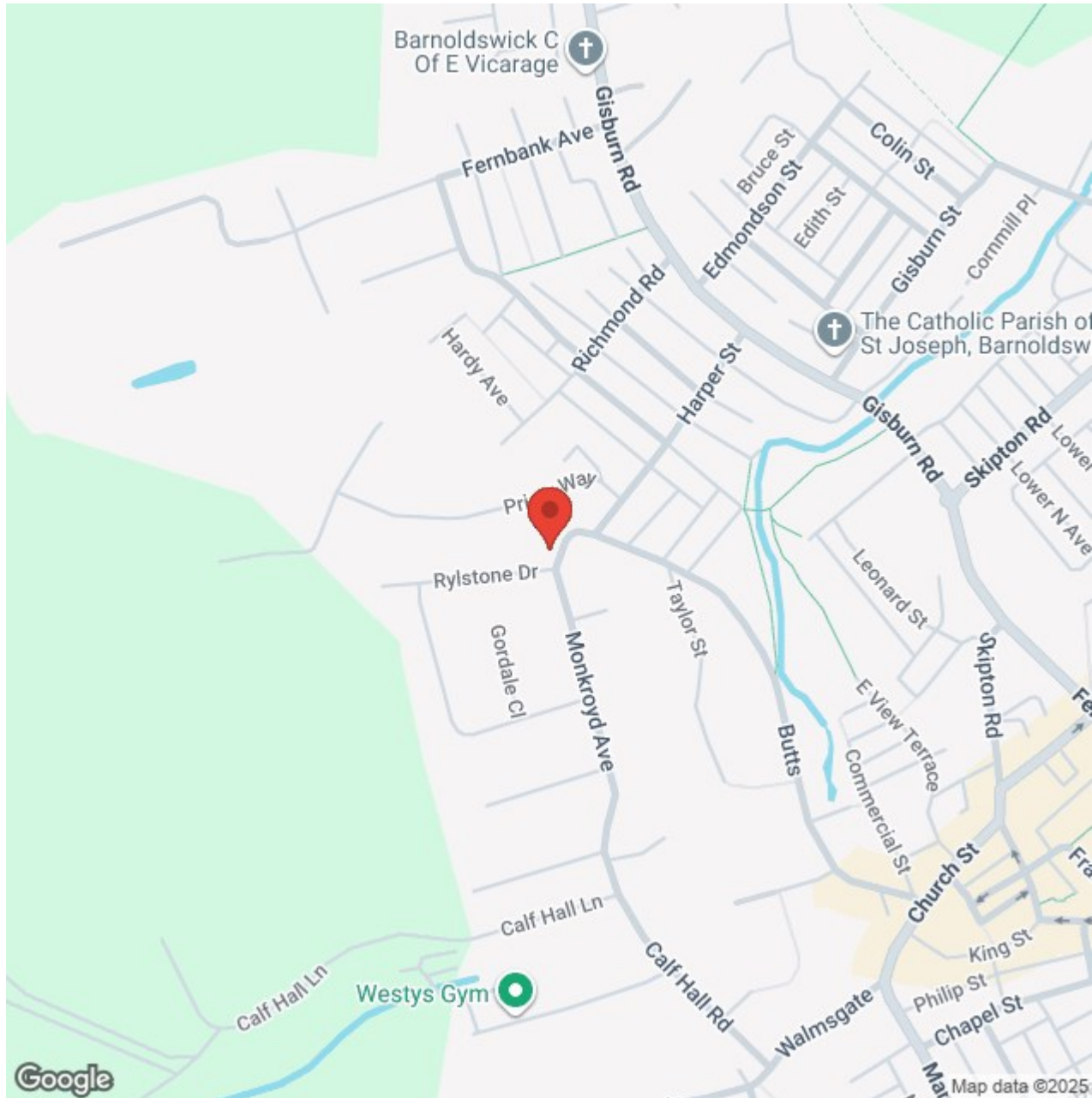
- Detached true bungalow
- Two double bedrooms
- Spacious lounge & dining area
- Fitted kitchen & three-piece bathroom
- Detached garage & driveway parking
- Low-maintenance gardens, no onward chain

Hilton & Horsfall are delighted to present to the open market this two-bedroom detached true bungalow, located in a sought-after residential area of Barnoldswick. Set on a generous corner plot with wraparound gardens, detached garage, and driveway, this property offers excellent potential for buyers looking to downsize, retire, or create a home to their own taste.

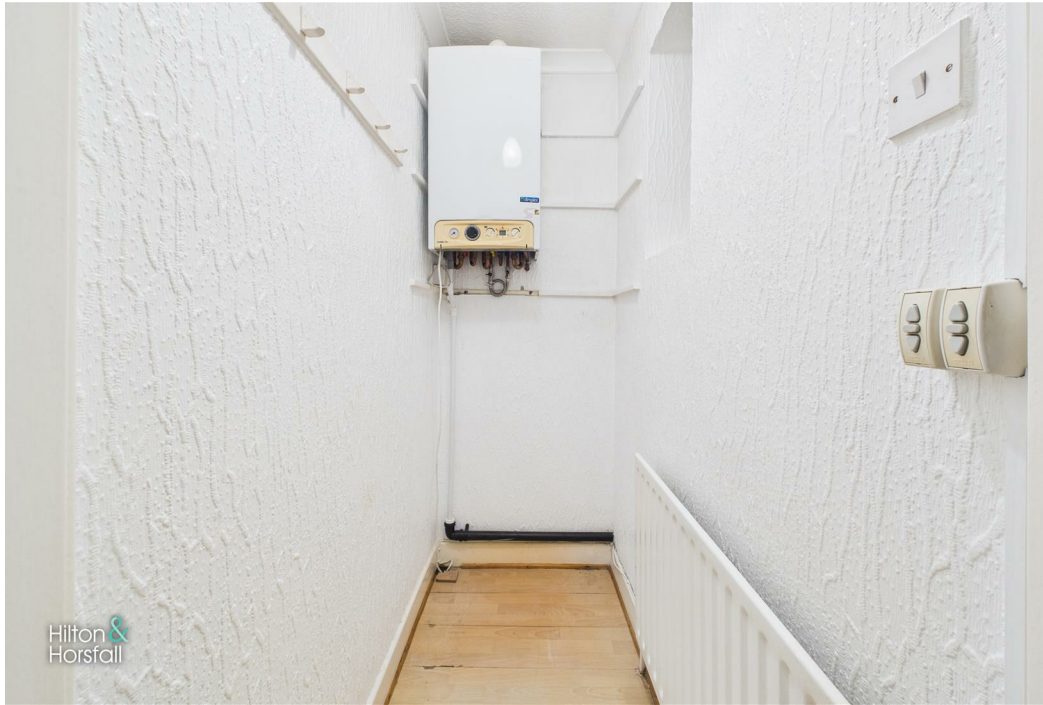














## Lancashire

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### GROUND FLOOR

#### ENTRANCE HALL

A welcoming entrance hallway providing access to all the main rooms of the property.

#### LIVING ROOM 11'10" x 17'4" (3.62m x 5.3m)

A bright and generously sized reception room with a large front-facing window allowing plenty of natural light. Features include a central fireplace with gas fire, ceiling fan light fitting, radiator, and open-plan layout leading seamlessly into the dining area.

#### DINING AREA 11'10" x 10'9" (3.63m x 3.30m)

Located to the rear of the property, the dining room provides an excellent space for family meals or entertaining. Could equally be used as a home office or second sitting room.

#### RECEPTION AREA 12'0" x 4'9" (3.68m x 1.47m)

Located to the rear of the dining area and having access to the rear of the property.

#### KITCHEN 9'7" x 7'3" (2.94m x 2.22m)

Fitted with a range of matching wall and base units, complementary work surfaces, tiled splashbacks, inset stainless steel sink, gas hob, oven, and space for freestanding appliances. A

side-facing window and access door provide natural light and garden access.

#### BEDROOM ONE 10'0" x 10'10" (3.07m x 3.32m)

A spacious double bedroom, decorated with floral wallpaper, with rear-facing window, radiator, and ample space for bedroom furnishings.

#### BEDROOM TWO 9'7" x 11'0" (2.94m x 3.37m)

Another well-proportioned double bedroom, positioned at the rear of the property with radiator and large window overlooking the garden.

#### BATHROOM 7'10" x 5'10" (2.39m x 1.78m)

Three-piece suite comprising a panelled bath with shower over and screen, wash hand basin set into a vanity unit with storage, and low-level WC. Part-tiled walls, radiator, and frosted window.

#### STORAGE / BOILER ROOM 5'7" x 2'9" (1.72m x 0.86m)

A useful walk-in space housing the central heating boiler, with additional potential for storage.

### LOCATION

Rylstone Drive is a popular and well-established residential area of Barnoldswick, offering convenient access to local shops, supermarkets, schools, and healthcare facilities. Excellent transport links connect easily to neighbouring towns including Colne, Skipton, and Clitheroe, with the M65 motorway network a short drive away.

### 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.

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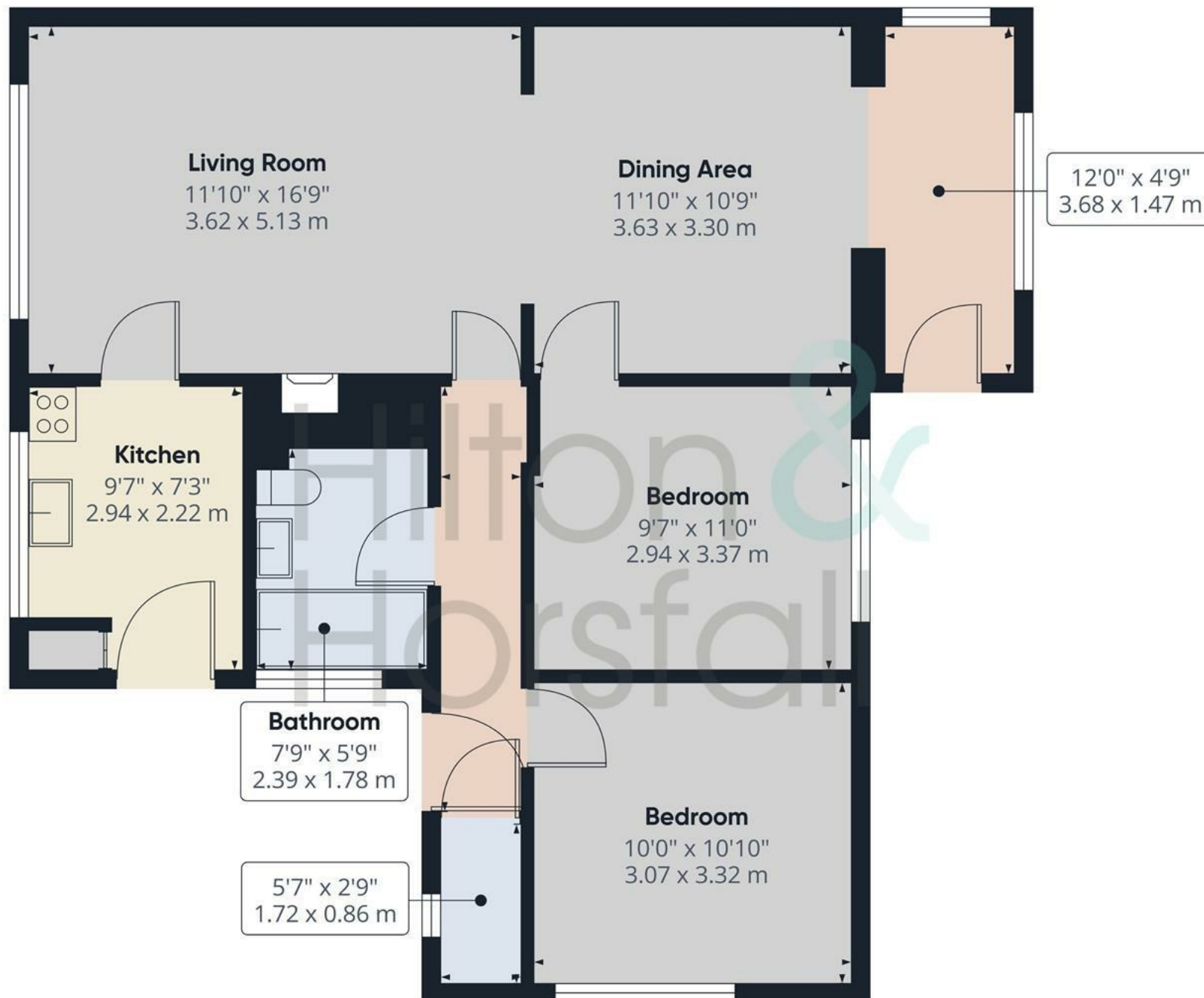
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## OUTSIDE

The property sits on a generous corner plot, with wraparound low-maintenance gardens featuring artificial lawn, gravel beds, decorative planting, and a rear patio area ideal for outdoor seating.

A detached garage and driveway provide ample off-road parking and secure storage, while gated access adds extra privacy.



Approximate total area<sup>(1)</sup>

791 ft<sup>2</sup>

73.5 m<sup>2</sup>

(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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