



Hilton &
Horsfall

BB18 5HS

Taylor Street, Barnoldswick

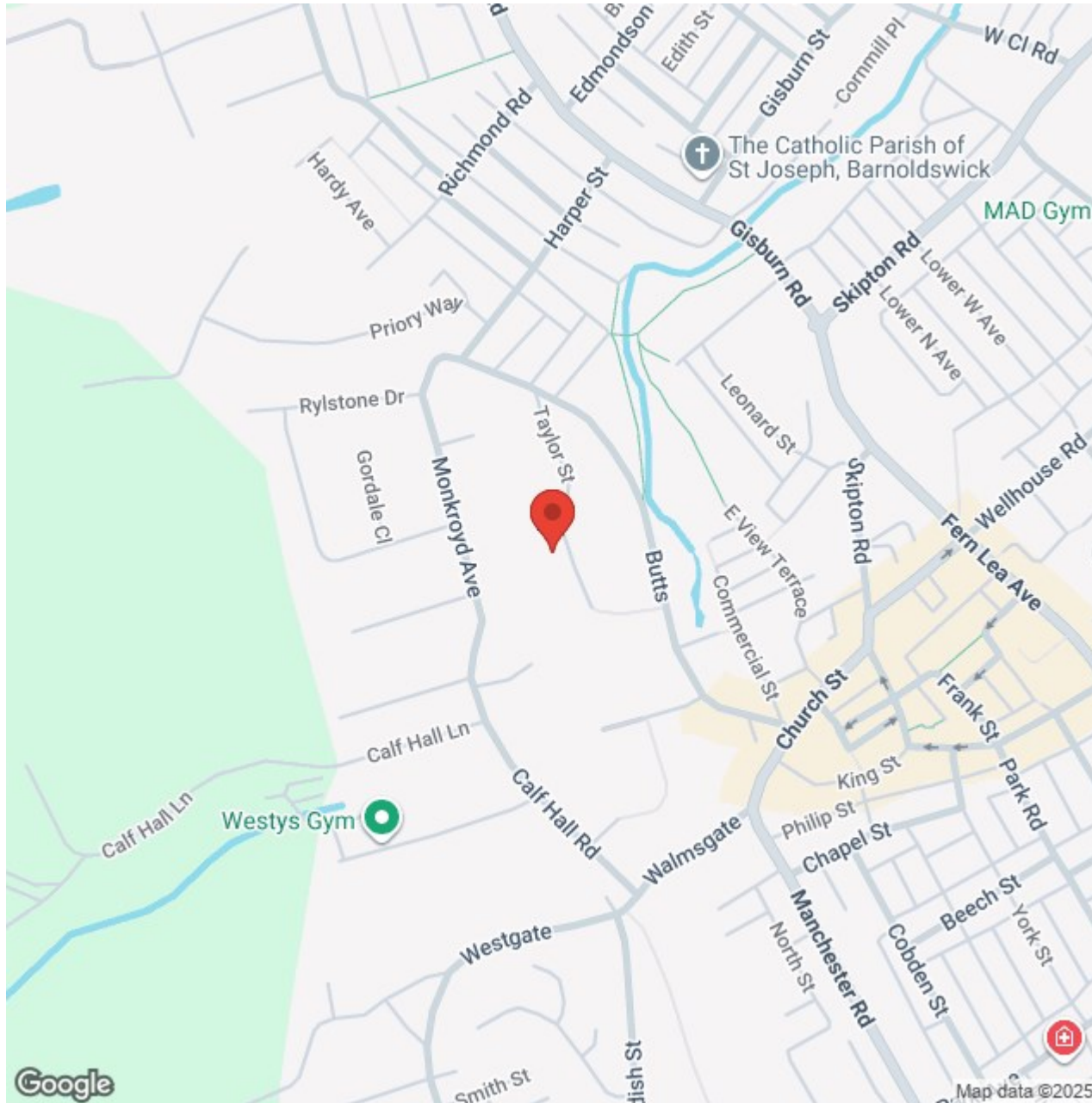
Offers In The Region Of £284,950

- Attractive three bedroom semi-detached home
- Two reception rooms plus a modern fitted kitchen
- Ground floor shower room and first floor family bathroom
- Spacious and well-presented living accommodation
- Driveway, garage, and enclosed rear garden with summerhouse
- Sought-after location close to schools, amenities, and countryside

An attractive and well-presented three bedroom semi-detached home, located in a sought-after area of Barnoldswick. The property offers spacious and versatile living accommodation with two reception rooms, a modern fitted kitchen, a convenient ground floor shower room, and a family bathroom to the first floor. Tastefully decorated throughout, the home combines modern comfort with character features, making it ideal for family living.

Externally, the property benefits from a driveway and attached garage, providing off-road parking. To the rear is an enclosed garden with patio areas, artificial lawn, mature planting, and a summerhouse, creating a private and enjoyable outdoor space perfect for relaxing or entertaining. Situated close to local schools, shops, and amenities, as well as scenic countryside walks, this property is well placed for both convenience and lifestyle.







Lancashire

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GROUND FLOOR**ENTRANCE HALLWAY**

A welcoming entrance hallway providing access to the living room and kitchen, with stairs leading to the first floor. Finished with stylish décor and wood-effect flooring, the hallway creates an inviting first impression of the home.

LIVING ROOM 13'3" x 11'9" (4.04m x 3.60m)

A beautifully presented main reception room featuring a large bay window that floods the space with natural light. The focal point is a charming wood-burning stove set within a feature fireplace and complemented by a wooden mantel and built-in storage. Tastefully decorated in neutral tones with fitted carpet, this room provides a warm and inviting atmosphere, ideal for family living or relaxing evenings.

DINING ROOM

A bright and inviting dining space, perfect for family meals or entertaining. The room is decorated in neutral tones with a feature wallpapered wall, complemented by stylish flooring. Large patio doors flood the room with natural light and provide direct access to the rear garden, creating a seamless indoor-outdoor flow.

KITCHEN 16'6" x 7'10" (5.04m x 2.41m)

A modern fitted kitchen offering a range of stylish wall and base units with complementary work surfaces. The space features an integrated sink unit, ample room for appliances, and a freestanding range-style cooker with extractor hood above. A skylight and rear-facing window allow plenty of natural light to flow through, while the layout provides excellent workspace and storage solutions.

SITTING ROOM 9'1" x 8'7" (2.79m x 2.62m)

A versatile additional reception room, accessed via the kitchen, offering a comfortable space ideal as a snug, home office, or playroom. The room benefits from a window overlooking the garden,

modern décor, and wood-effect flooring. From here there is direct access to the rear garden, as well as to a convenient ground floor shower room and WC.

GROUND FLOOR SHOWER ROOM 4'8" x 6'3" (1.43m x 1.91m)

A practical addition to the home, comprising a walk-in shower with tiled surround, low-level WC, and wash basin. Finished with part-tiled walls and spot lighting, this space provides convenience for family living or visiting guests.

FIRST FLOOR / LANDING**BEDROOM ONE 11'7" x 8'9" (3.55m x 2.67m)**

A generously sized double bedroom, tastefully decorated with panelled feature walls and a large rear-facing window offering pleasant views over the garden. The room is fitted with carpet and provides ample space for furnishings, making it an inviting and relaxing retreat.

BEDROOM TWO 10'7" x 11'3" (3.24m x 3.44m)

A spacious double bedroom positioned to the front of the property, featuring fitted wardrobes and a large window that allows natural light to fill the room. Finished with neutral décor and carpet flooring, this bedroom provides excellent storage and a bright, comfortable setting.

BEDROOM THREE 8'6" x 7'7" (2.61m x 2.32m)

A well-proportioned single bedroom located to the front of the property, currently utilised as a home office. The room enjoys an elevated outlook with far-reaching views and is finished with neutral décor and fitted carpet, making it a versatile space for use as a bedroom, study, or nursery.

BATHROOM 6'6" x 6'2" (1.99m x 1.88m)

A well-presented family bathroom comprising a panelled bath, wash basin set within a vanity unit, and low-level WC. The room is finished with tiled walls, a chrome heated towel rail, and a rear-facing window that provides natural light.

GARAGE 12'6" x 10'1" (3.82m x 3.08m)

An attached single garage with an up-and-over style door, providing secure storage or parking. The garage is positioned to the side of the property, with a driveway to the front offering additional off-road parking.

360 DEGREE VIRTUAL TOUR

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

LOCATION

The property is located on Taylor Street, a sought-after residential area in Barnoldswick. The town offers a range of local amenities including shops, supermarkets, schools, and leisure facilities, as well as a selection of cafés, restaurants, and traditional pubs. Set on the edge of beautiful countryside, Barnoldswick also provides easy access to scenic walking routes and excellent transport links to nearby towns such as Skipton, Colne, and Clitheroe.

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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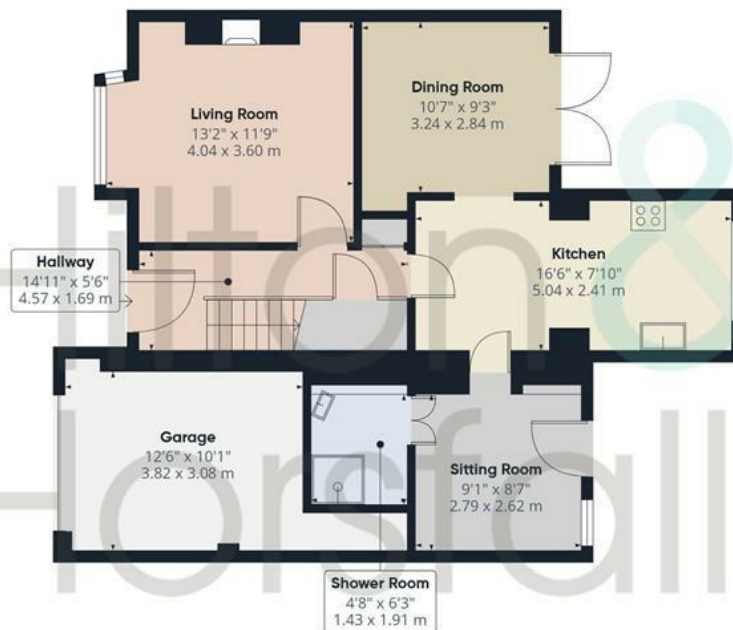
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OUTSIDE

To the front of the property is a driveway and attached garage, providing off-road parking. The enclosed rear garden offers a private and family-friendly outdoor space with a mix of paved patio areas, artificial lawn, mature borders, and a summerhouse — perfect for relaxing or entertaining.



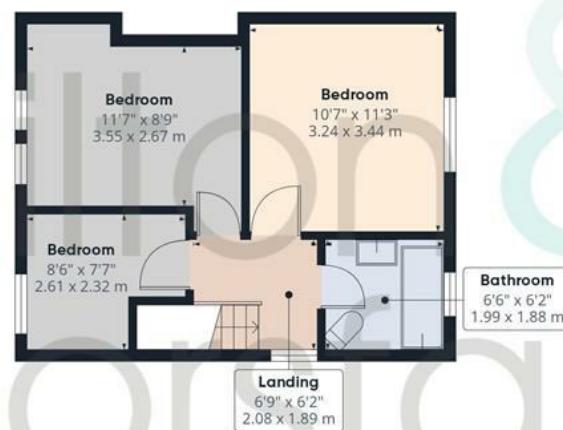


Ground Floor

Approximate total area⁽¹⁾

1088 ft²

101.1 m²



Floor 1

(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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