



## 23 New Taylor Fold, Lancashire, Harle SykeBurnley. BB10 2LP

- Offered for sale with no onward chain - vacant possession
- Impressively refurbished throughout
- Popular cul-de-sac location
- Found in the heart of Briercliffe
- One open plan through reception room
- Eye catching modern kitchen
- Conservatory
- Second reception room/fourth bedroom in the garage conversion
- Three well proportioned first floor bedrooms
- Main bedroom benefitting from a three piece en-suite shower room
- Three piece family bathroom suite
- Warmed by gas central heating - ran from a brand new combination boiler
- Upvc double glazed throughout
- Ample off road parking to the front
- Well maintained garden to the rear, with decked patio
- EPC - TBC
- Council Tax - Band C
- Early viewing is considered a must!



## PROPERTY DESCRIPTION

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!! Offered for sale with no onward chain - vacant possession !! Having been impressively refurbished throughout this three/four bedroom home is found in the heart of the popular village of Briercliffe, and is sure to catch the eye of any growing family. The accommodation comprises of: one welcoming reception room, an eye catching modern kitchen with large storage cupboard off, conservatory, a second ground floor reception room/fourth bedroom, three well proportioned bedrooms to the first floor - with the main bedroom benefitting from a three piece en-suite shower room, and there is a family bathroom suite. The property is warmed by gas central heating - ran from a brand new combination boiler, and being Upvc double glazed throughout. There is a low maintenance, mature garden to the rear with decked patio, and ample off road parking to the front. EPC - TBC. Council Tax - Band C. Early viewing is considered a must!



## ROOM DESCRIPTIONS

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### GROUND FLOOR

Entrance Hallway

Living/Dining Room

Bedroom/Reception Room

Kitchen

Conservatory

### FIRST FLOOR

Master Bedroom

Second Bedroom

Third Bedroom

Bathroom

### EXTERNAL

Garden

### Further Information

#### Further Information

The property is on a freehold title.

The property is located in an area considered to be low risk for surface water flooding, and the long term risk is assessed as the same.

Mobile and broadband services are offered by a number of companies, and ultrafast is available.

EPC - TBC

Council Tax - Band C



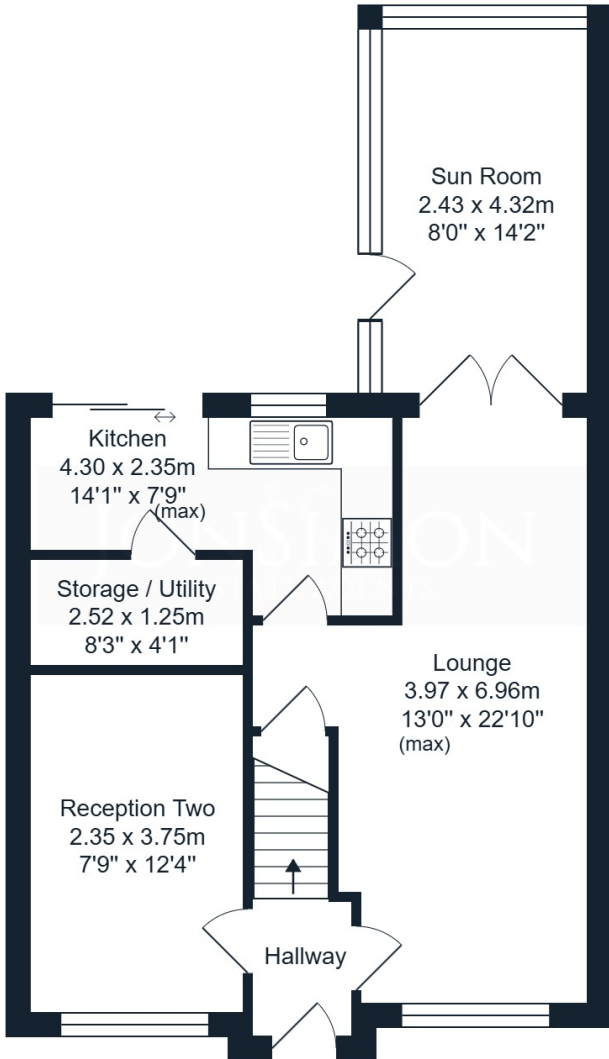
# FLOORPLAN & EPC

## New Taylor Fold

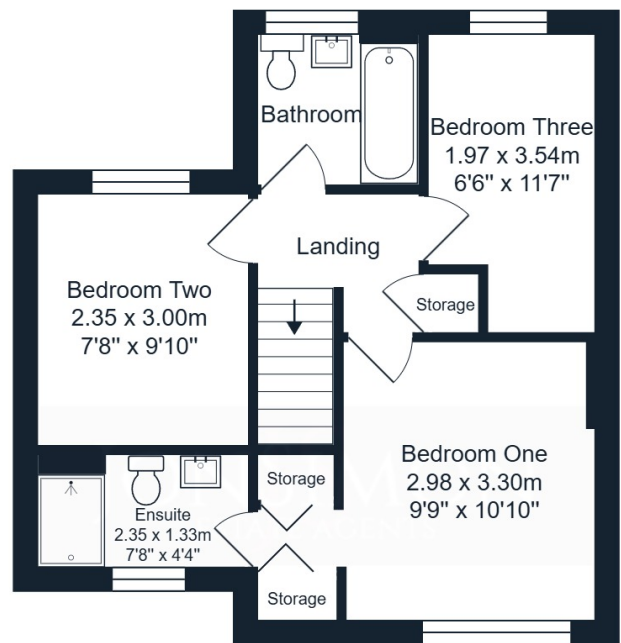
Briercliffe BB10

Total Area: 97.4 m<sup>2</sup> ... 1048 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	70	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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