





PROPERTY DESCRIPTION

Welcome to 6 Sussex Street, Barnoldswick, a superb opportunity for investors or anyone looking to transform a property into their ideal home.

The property greets you with a low walled front garden, enhanced with established privet hedging that offers a sense of privacy and traditional kerb appeal. Stepping inside, the entrance hall leads to two generous reception rooms, separated by elegant sliding double doors, giving flexibility for open plan living or cosy separate spaces. From the rear reception room, you'll find the kitchen positioned to the back of the home and a small cellar.

To the first floor are two spacious double bedrooms, both benefitting from fitted wardrobes. Completing this level is a three piece family bathroom.

The second floor reveals a large attic room, ideal as a home office, hobby room, or additional bedroom. Eaves access provides valuable extra storage. This property has gas central heating and externally, offers an enclosed rear yard, perfect for low maintenance outdoor living.

This is a brilliant opportunity with fantastic potential in a sought after Barnoldswick location. Barnoldswick is a charming Lancashire market town known for its friendly community, independent shops, cafés and traditional pubs. With beautiful countryside walks, excellent local amenities, and strong transport links to nearby Skipton, Colne and Earby, the area appeals to families, professionals and investors alike. Its character, heritage features and green spaces make it a highly desirable place to live.

FEATURES

- Garden Fronted Mid Terrace House
- Cul-de-Sac Position in Town Centre
- Well Proportioned Living Space
- Requires Modernisation & Improvement
- 2 Spacious Reception Rooms
- Kitchen & Small Cellar
- 2 FF Double Bedrooms with W'robes
- Large Dormer Attic Bedroom
- 3 Piece Bathroom - Gas Central Heating
- Brilliant Opportunity - Lots of Potential





ROOM DESCRIPTIONS

Ground Floor

Living Room

13' 0" x 12' 7" (3.96m x 3.84m)

Kitchen

7' 8" x 6' 9" (2.34m x 2.06m)

Dining Room

14' 0" x 11' 7" (4.27m x 3.53m)

First Floor

Bedroom One

13' 3" x 13' 3" (4.04m x 4.04m)

Bedroom Two

13' 11" x 8' 10" (4.24m x 2.69m)

Bathroom

7' 8" x 5' 9" (2.34m x 1.75m)

Second Floor

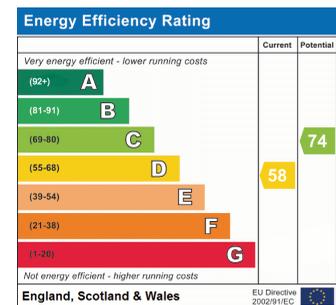
Attic Bedroom

15' 11" x 12' 10" (4.85m x 3.91m)



Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustration purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purpose of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide and should be checked prior to agreeing a sale.



FLOORPLAN

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Main Floor
Interior Area 514.21 sq ft



6 Sussex St, Barnoldswick , LAN

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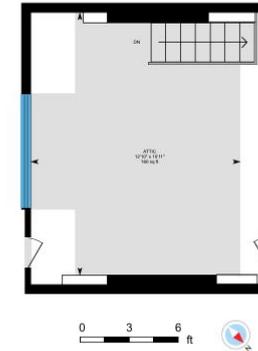
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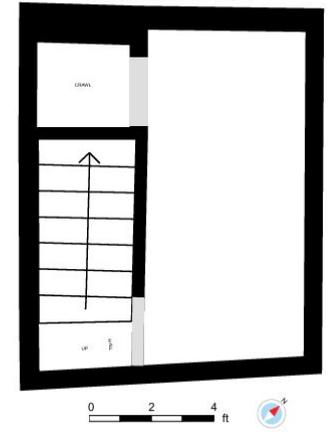
1st Floor
Interior Area 476.46 sq ft



2nd Floor
Interior Area 176.50 sq ft



Basement (Below Grade)
Excluded Area 89.12 sq ft



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