







## PROPERTY DESCRIPTION

We are delighted to introduce this elevated, double fronted semi-detached house, which is situated on a sizable plot, in a highly desirable location towards the outskirts of Barnoldswick. Within walking distance of the Leeds/Liverpool Canal and Greenberfield Locks, this extremely appealing home provides nicely proportioned living space and has the advantage of a wonderful open aspect and long distance views from the front. Requiring general modernisation and updating and offering the potential to extend, subject to local planning permission, this imposing dwelling has the makings of a truly fabulous abode.

Complemented by pvc double glazing and gas central heating, run by a gas combination boiler, the accommodation briefly comprises an entrance hallway, with stairs to the first floor, a spacious lounge, featuring a limestone fireplace fitted with a living flame gas fire and a large bay window with an open outlook, a pleasant dining room and a nice sized kitchen, fitted with light wood finish units, incorporating a built-in gas oven and hob. On the first floor are three decent sized bedrooms, two of which enjoy lovely far reaching rural views, and a fully tiled bathroom, fitted with a three-piece white suite, with a shower over the bath.

A most desirable attribute of this lovely abode are the beautifully well tended gardens to the front, side and rear. The front is lawned with well stocked borders, there are two further lawns to the side and rear, with the remainder being paved and gravel covered. Mature trees and hedges surround the boundary down one side, there is a greenhouse and a path leading to the drive and detached garage at the rear. NO CHAIN INVOLVED.

## FEATURES

- Semi-Detached Hse in Prime Location
- Open Aspect & Views from the Front
- Sizeable, Beautifully Tended Gardens
- Detached Garage & Drive to Rear
- Req's General Modernisation & Updating
- Lounge - Limestone F'place & Gas Fire
- Dining Rm & Ftd Kitchen - Oven/Hob
- 3 Bedrms - 2 with Far Reaching Views
- Fully Tiled 3 Pc Bathrm - Shwr over Bath
- PVC DG & GCH - NO CHAIN INVOLVED





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

Attractive composite entrance door, with a pvc double glazed window light above. Stairs to the first floor and a radiator.

#### Lounge

18' 2" into bay x 11' 1" plus alcove (5.54m into bay x 3.38m plus alcove)  
Enjoying the pleasant open aspect/views from the front, this good sized room features an attractive carved limestone fireplace, fitted with a living flame gas fire, and an original double wall cupboard, with drawers below, built into one chimney breast alcove. It also has a radiator and pvc double glazed bay window.

#### Dining Room

12' 5" x 10' 1" plus alcoves and recess (3.78m x 3.07m plus alcoves and recess)  
This light and airy second reception room has pvc double glazed windows in both the front and side elevations, two radiators and wall light points.

#### Kitchen

15' 5" x 5' 9" plus recess (4.70m x 1.75m plus recess)  
The nice sized kitchen is fitted with light wood finish units, laminate worktops, with tiled splashbacks, and a single drainer sink. It also has a built-in gas oven and gas hob, plumbing for a washing machine, a radiator, an under-stairs storage cupboard, pvc double glazed bay window, an additional pvc double glazed window and a double glazed composite external door. It also houses the wall mounted combination central heating boiler and has downlights recessed into the pvc lined ceiling.

### First Floor

#### Landing

PVC double glazed window, access to the loft space and downlights recessed into the pvc lined ceiling.

#### Bedroom One

12' 11" x 11' 10" plus alcoves (3.94m x 3.61m plus alcoves)  
Having the advantage of far reaching views, this good sized double room has a pvc double glazed window, a radiator and downlights recessed into the ceiling.

#### Bedroom Two

15' 11" into recess x 10' 4" (4.85m into recess x 3.15m)  
This second double room has a radiator, pvc double glazed window, also with long distance views, and downlights recessed into the ceiling.

#### Bedroom Three

9' 4" x 6' 1" (2.84m x 1.85m)  
This single room has a pvc double glazed window, radiator and downlights recessed into the ceiling.

#### Bathroom

Fully tiled and fitted with a modern three piece white suite, comprising a bath, with a shower over and glazed shower screen, a pedestal wash hand basin, with a mirror fronted cabinet above, and a w.c. The bathroom also has built-in cabinets, a pvc double glazed, frosted glass window, chrome finish radiator/heated towel rail and downlights recessed into the pvc lined ceiling.

### Outside

#### Gardens/Grounds

A particular highlight and truly delightful attribute of this lovely home are the sizable, carefully tended and beautifully landscaped gardens at the front, side and rear. To the

front is a lawn with mature well stocked borders, bursting with a huge array of mature shrubs and flowering plants. A gate in one corner of the front garden gives pedestrian access from Coates Lane onto a pathway leading through the garden and extending down the side of the house to the rear. There are two further lawns to the side and rear of the house, with the remainder of the garden being paved and gravel covered, with mature hedges and trees surrounding the boundary at the side. There is also a greenhouse, external lighting, a cold water tap and a path at the rear leads to a gate opens to give access onto the tarmac covered driveway and the detached garage.

#### Garage

15' 1" x 8' 1" (4.60m x 2.46m)  
The detached garage has an up and over door.

#### Directions

Proceed from our office on Church Street into Skipton Road. Go past the Holy Trinity Church set up on the left, turn left at the 'T' junction and then go right at the mini roundabout, continuing on Skipton Road. Go past the Aldi supermarket and Rolls Royce on the left, continue up the hill, over the canal bridge and then immediately after the sweeping left hand bend, just before Rolls Royce Social Club, turn left into Coates Lane and the property is on the left hand side.

#### Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

#### Disclaimer

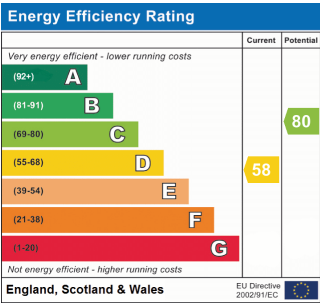
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

Photographs – Photographs are reproduced for general information only and it must not be inferred that any item is included in the sale with the property.

#### House to Sell?

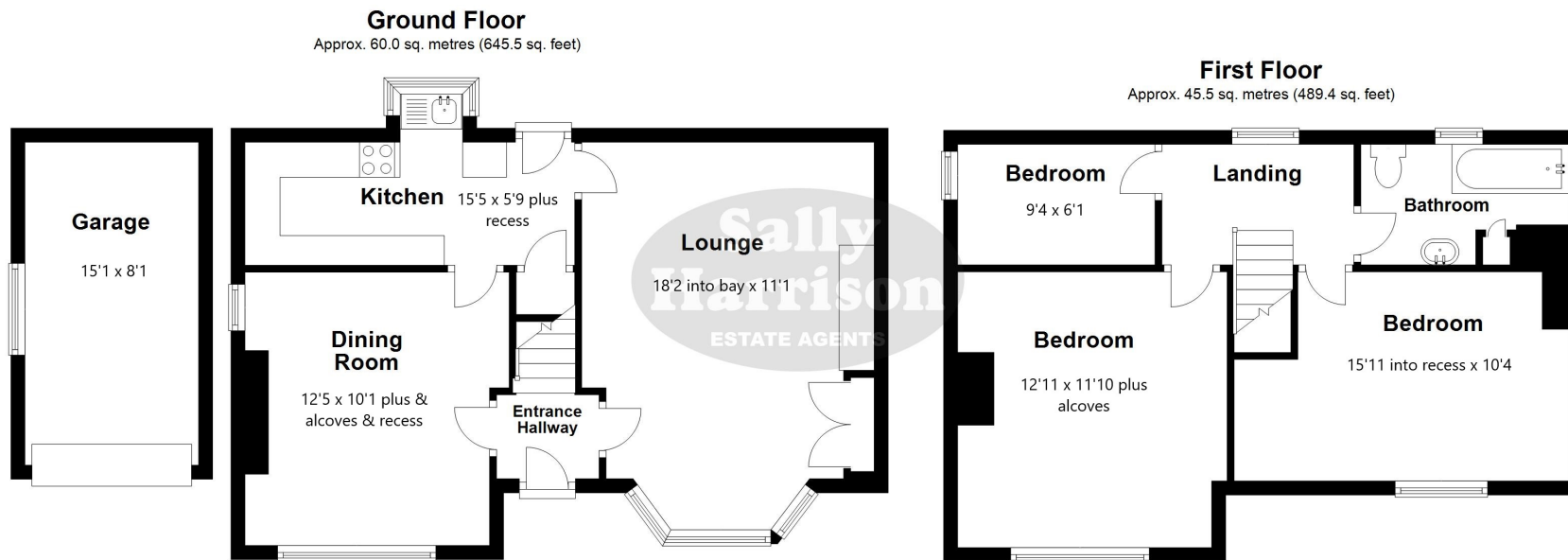
For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

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## FLOORPLAN



Total area: approx. 105.4 sq. metres (1134.9 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way the accuracy of the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this floor plan.

Plan produced using PlanUp.

