



## 7 Banks Bridge Close, Barnoldswick, Lancashire. BB18 6YP

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**Offers Around £325,000 Freehold**

## PROPERTY DESCRIPTION

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Complemented by pvc double glazing and gas central heating, run by a condensing combination boiler, which was newly installed in December 2021, the accommodation briefly comprises an entrance hall, a half tiled, ground floor wc, and a charming lounge with an attractive marble fireplace and living flame gas fire. The large kitchen has been stylishly re-fitted with quality units, quartz worktops and superior appliances, namely a Neff electric fan assisted oven, a Neff induction hob with an extractor canopy over, an integral AEG larder fridge, a Neff larder freezer and dishwasher and a Bosch washing machine. This kitchen is open plan with the fabulous sun room, there are three first floor bedrooms, two of which benefit from the wonderful long distance views, and a fully tiled bathroom, which has a modern three piece white suite, with a shower over the bath.

The drive has been block paved and provides off road parking for three cars, there is a low maintenance garden at the front and a detached garage, which has electric power and light. Another desirable attribute of this very appealing home is the lovely rear garden, which has stone paved patios, a lawn and feature LED lighting..

## FEATURES

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- Stunning Det'chd House in Desirable Loc
- Immaculately & Tastefully Presented
- Considerably Upgraded in Recent Years
- Ent Hall, GF WC & Charming Lounge
- Large, Refurb'd Ftd Kitchen inc. Appl'ces
- Delightful, Good Sized Sun Room
- 3 FF Beds - 2 with Fabulous Views
- Fully Tiled Bathrm - Shwr over Bath
- Garage, Driveway/Parking for 3 Cars
- Beautifully Landscaped Rear Garden



## ROOM DESCRIPTIONS

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### Ground Floor

#### Entrance Hall

PVC double glazed entrance door, stairs to the first floor, radiator, pvc double glazed window and Karndean flooring.

#### Ground Floor W.C.

Half tiled and fitted with a two piece white suite, comprising a wash hand basin and a w.c. PVC double glazed, frosted glass window, radiator and tiled floor.

#### Lounge

15' 2" x 11' 7" (4.62m x 3.53m)

This extremely charming room features an attractive marble fireplace, fitted with a living flame gas fire, has pvc double glazed windows in both the front and rear elevations, a radiator, wall light points and television and telephone points.

#### Open Plan Kitchen and Sun Lounge

This very impressive living space is perfect for modern day family life.

#### Kitchen

19' 4" x 8' 9" plus recess (5.89m x 2.67m plus recess)

The spacious kitchen has been stylishly re-fitted with a good range of superior quality units and appliances, Quartz worktops, with matching upstands and co-ordinating tiled splash-backs, and a single drainer sink, with a mixer tap. Built in Neff electric fan assisted oven, a Neff induction hob, with an extractor canopy over, an integral Neff dishwasher and larder freezer, AEG larder fridge and Bosch washing machine. The floor is laid with wood effect ceramic tiles, which extend through to the sun lounge, there is concealed lighting under the wall units and down-lights recessed into the ceiling, a pvc double glazed window, radiator and under-stairs storage cupboard.

#### Sun Room

12' 7" plus recess x 11' 11" (3.84m plus recess x 3.63m)

This delightful, light and airy room has pvc double glazed windows and pvc double glazed French doors, opening onto the patio and garden at the rear, a radiator, roof windows, down-lights recessed into the ceiling and ceramic tiled floor.

### First Floor

#### Landing

Spindled balustrade, pvc double glazed window and built-in shelved airing cupboard, which also houses the gas condensing combination central heating boiler.

#### Bedroom One

15' 2" x 9' 0" (4.62m x 2.74m)

This good sized double room has a radiator and a pvc double glazed window, from which there is a pleasant open aspect.

#### Bedroom Two

10' 0" x 8' 5" (3.05m x 2.57m)

Enjoying wonderful far reaching views from the front, this second double room has a pvc double glazed window, radiator and access to the loft space.

#### Bedroom Three

8' 8" into recesses x 8' 7" (2.64m into recesses x 2.62m)

This good sized single room has a pvc double glazed window, with long distance views, and a radiator.

### Bathroom

Fully tiled and tastefully furnished, the bathroom is fitted with a three piece white suite, comprising a bath, with a mixer tap, a shower over and glazed shower screen, a w.c. and a wash hand basin, with a cabinet below. PVC double glazed, frosted glass window, down-lights recessed into the ceiling, an extractor fan, tiled floor and chrome finish radiator/heated towel rail.

### Outside

#### Front/Side

The block paved drive provides off road parking for three cars and the low maintenance front garden is mainly pebble covered, with shrubs, stone flagged pathways and a stone flagged central feature in the middle of which is a lovely Acer tree. Cold water tap, external light and flagged pathways down both sides of the house give access to the rear.

#### Garage

18' 2" x 8' 9" (5.54m x 2.67m)

The detached garage has an up and over door, a vent for a tumble dryer and electric power and light.

#### Rear

An especially impressive attribute of this beautiful and absolutely immaculate home, the rear garden has been recently landscaped and includes a stone paved patio and pathway, a raised feature patio and a lawn, with the remainder being pebble covered, with a garden border. There is concealed LED lighting, external power points and exterior light.

#### Directions

Proceed from our office on Church Street into Skipton Road. At the T junction, turn left and then turn right at the mini roundabout, continuing on Skipton Road. Go past Rolls Royce on the left, over the canal bridge and then on the sweeping left hand bend, just before Rolls Royce Sport & Social Club, turn left into Coates Lane. Take the third left turning off Coates Lane into Whitworth Way and then take the second left turning off Whitworth Way into Banks Bridge Close.

#### 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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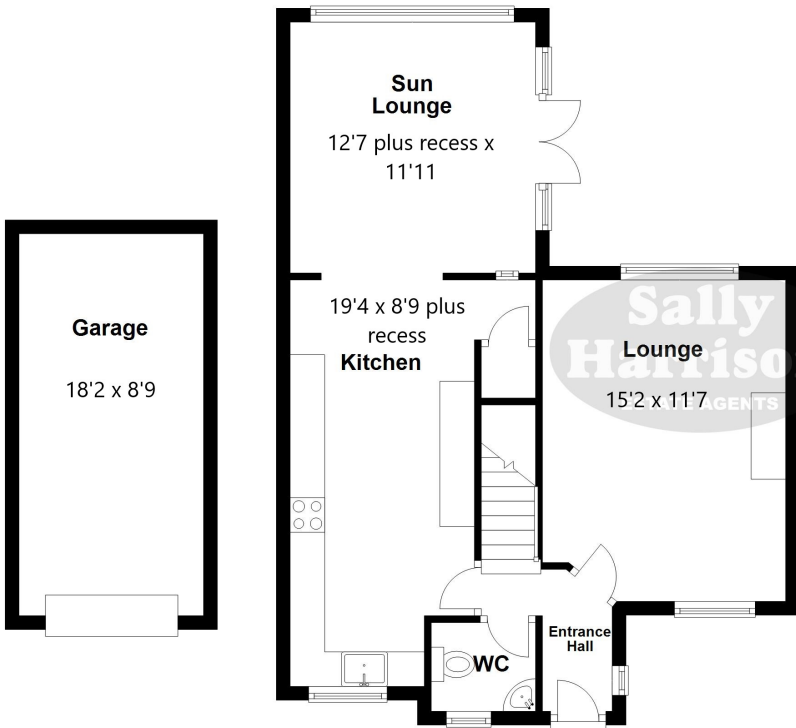


# FLOORPLAN & EPC



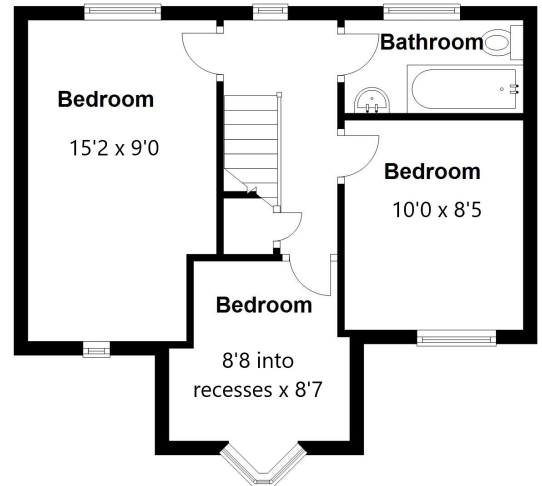
## Ground Floor

Approx. 68.1 sq. metres (732.9 sq. feet)



## First Floor

Approx. 36.9 sq. metres (397.5 sq. feet)



Total area: approx. 105.0 sq. metres (1130.5 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC

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