





PROPERTY DESCRIPTION

Situated in a desirable cul-de-sac position, in a highly sought after residential area on the outskirts of Barnoldswick, this appealing semi-detached dormer bungalow is located within easy reach of the beautiful open countryside, Greenberfield Locks and the Leeds/Liverpool canal. In need of general modernisation and updating, this well proportioned dwelling is strongly recommended for internal viewing and provides very flexible living space, so should prove of interest to a wide range of prospective buyers.

Benefiting from majority pvc double glazing and gas central heating, the accommodation briefly comprises an entrance hallway, a spacious lounge with a marble fireplace fitted with a living flame gas fire and a dining room. A door from the dining room opens into the conservatory at the rear, which overlooks the lovely garden, there is a ground floor bedroom, which has built-in storage cupboards and a ground floor w.c./utility room, which would be converted into a shower room if required, subject to BRA. On the first floor is a further double bedroom, two good sized store rooms as well as a bathroom, which has a three piece white suite, with a shower over the bath.

There is a delightful front garden, a tarmac covered driveway providing tandem off road parking and an attached garage which has a remote controlled up and over door, incorporating a potting shed at the rear. A most desirable attribute to this charming abode is the good sized garden at the rear, which is low maintenance and stocked with a wide variety of shrubs and flowering plants. NO CHAIN INVOLVED.

FEATURES

- Appealing Semi-Det Dormer Bungalow
- Highly Desirable Area on Outskirts
- Close to Leeds/Liverpool Canal & Locks
- Requires Modernising & Updating
- Spacious Lounge, Dining Rm & Cons'vtry
- Fitted Kitchen & Utility Rm/GF WC
- GF Dbl Bedrm - Built-in Storage C'boards
- FF Dormer Dbl Bedrm, Bathrm, 2 Store Rms
- Drive, Front Garden & Attached Garage
- Delightful, Good Sized Rear Garden
- Majority PVC Double Glazing & Gas CH
- Viewing Essential to Apprec. - No Chain





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Double glazed, composite entrance door. Internal door opening into the lounge.

Lounge

17' 6" x 10' 0" plus recess (5.33m x 3.05m plus recess)

This spacious room has a marble fireplace, fitted with a living flame gas fire, a pvc double glazed window and a radiator.

Dining Room

10' 11" x 8' 7" (3.33m x 2.62m)

The dining room has a radiator and a glazed door, with a window to one side, which opens into the conservatory.

Conservatory

15' 10" x 6' 3" (4.83m x 1.91m)

A beneficial addition to the property, with a lovely outlook over the rear garden, the pvc double glazed conservatory has a pvc double glazed external door, giving access out to the garden.

Kitchen

12' 5" x 8' 0" plus recess (3.78m x 2.44m plus recess)

The good sized kitchen is fitted with light wood finish units, laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. Gas cooker point, with an extractor hood over the cooker area, pvc double glazed window, radiator and pvc double glazed external door.

Inner Hallway

Stairs to the first floor and built-in shelved storage cupboard.

Ground Floor Bedroom

11' 5" into recess x 10' 5" (3.48m into recess x 3.17m)

A nice size, this double room has windows looking through and opening into the conservatory, built-in storage cupboards, with additional cupboards above, and a radiator.

Ground Floor W.C./Utility Room

Offering the potential to be converted into a shower room, if required, this room is fitted with a w.c. and a single drainer sink, set into a worktop, with storage cupboards below. There is also an additional built-in storage cupboard, plumbing for a washing machine, a frosted glass window and frosted glass internal door giving access into the garage.

First Floor

Landing

Useful storage area with an electric light.

Bedroom One

14' 3" x 12' 5" into recess (4.34m x 3.78m into recess)

This spacious double room has a radiator and a pvc double glazed dormer window, with a pleasant outlook.

Eaves Store Room

20' 3" x 5' 8" (6.17m x 1.73m)

With some improvement, this room could serve any number of purposes, including a home office or an occasional bedroom. It has a double glazed Velux window and houses the gas condensing combination central heating boiler.

Bathroom

Fitted with a three piece white suite, comprising a bath, with a shower over and tiled splashback, a w.c. and a pedestal wash hand basin. PVC double glazed, frosted glass window, radiator and built-in shelved cupboard.

Outside

Front

A tarmac covered drive provides tandem off road parking for two to three cars and there is also a beautifully tended garden, which is mainly pebble covered with borders stocked with a wide variety of lovely, mature flowering plants and shrubs. External light.

Garage

16' 5" x 9' 0" (5.00m x 2.74m)

The attached garage has a remote controlled up and over door and an internal personal door which gives access into a potting shed attached to the back of the garage, which has electric power and light and a pvc double glazed external door, with pvc double glazed windows at either side, opening out to the rear garden.

Rear

A particularly desirable asset of this appealing abode, the enclosed garden at the rear is a good size and consists of a gravel covered area and garden beds, which are bursting with a wonderful array of flowering plants and shrubs. There is also a paved patio and path.

Directions

Proceed from our office on Church Street into Skipton Road. Go past Holy Trinity Church set up on the left, carry on to the T junction and turn left, then turn right at the mini roundabout, continuing on Skipton Road. Carry on past Rolls Royce on the left, up the hill, over the canal bridge, then on the sweeping left hand bend, immediately before Rolls Royce Sports & Social Club, turn left into Coates Lane and take the first right turning off Coates Lane into Ghyll Meadows.

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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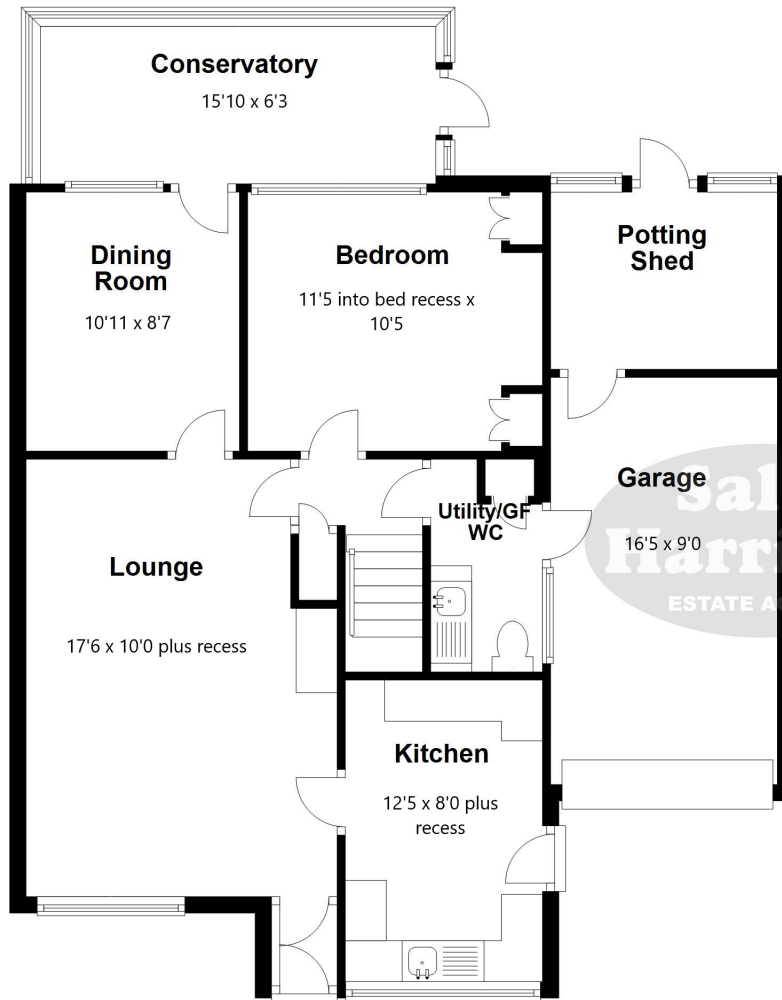


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		61	81
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN

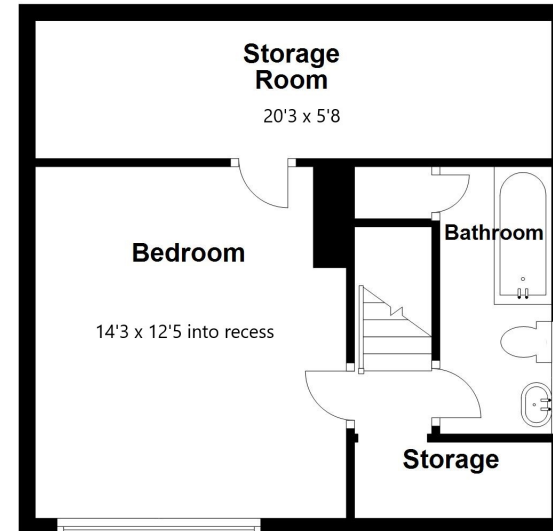
Ground Floor

Approx. 88.0 sq. metres (947.1 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.0 sq. feet)



Total area: approx. 126.2 sq. metres (1358.0 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.

