



CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS

£132,500

3 Smith Street, Barnoldswick, BB18 5QJ





Beautifully presented end terraced home situated in a desirable area of Barnoldswick. Featuring a bright sitting room, modern dining kitchen, utility room, two double bedrooms and a contemporary bathroom. Perfect for first time buyers!

Only a couple of minutes walk from beautiful countryside walks, Barnoldswick is a friendly small and popular bustling market town offering a wide range of individual shops, services and schools. The historic market town of Skipton is only a 15 minute drive away and also provides comprehensive shopping and leisure facilities, and is within 10 minutes drive of the Yorkshire Dales National Park and the popular holiday destinations of Malham, Grassington and Bolton Abbey. Skipton's railway station has regular services to Leeds and Bradford and a daily service direct to London Kings Cross.

The accommodation has recently installed gas central heating boiler with modern Hive control system and double glazing, it is described in brief below using approximate room sizes:-

SITTING ROOM

11' 5" x 11' 3" (3.49m x 3.44m)

Esse cast iron multi-fuel stove set on a Yorkshire stone hearth and featuring a stone lintel. Laminate flooring, spotlighting and radiator.



INNER HALL

Providing access to the first floor.

DINING KITCHEN

13' 3" x 12' 4" (4.06m x 3.76m)

Range of modern wall and base units with complimentary worktop, stainless steel sink unit and tiled splashback.

Integrated appliance comprising; AEG electric oven and Lamon a ceramic hob. Spot lighting, radiator and laminate flooring. Under stairs pantry with light.

UTILITY ROOM

7' 9" x 4' 9" (2.37m x 1.46m)

Plumbing for a washing machine and space for a dryer.

FIRST FLOOR

LANDING

Access to a boarded loft space.

BEDROOM ONE

11' 4" x 11' 2" (3.46m x 3.42m)

Double room with built-in wardrobe, radiator and long distance views.

BEDROOM TWO

13' 5" x 7' 3" (4.11m x 2.22m)

Double room with built-in wardrobe, radiator and long distance views.

BATHROOM

Contemporary three piece suite comprising; low suite wc, hand basin and bath with thermostatic shower over. Fully tiled walls, spot lighting, vinyl flooring, chrome heated towel rail and extractor fan.

OUTSIDE

To the front of the property there is a pebbled fore garden with a paved pathway leading to the front door. To the rear there is a private yard with two outside stores.

SERVICES

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

AGENTS NOTES & DISCLAIMER

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

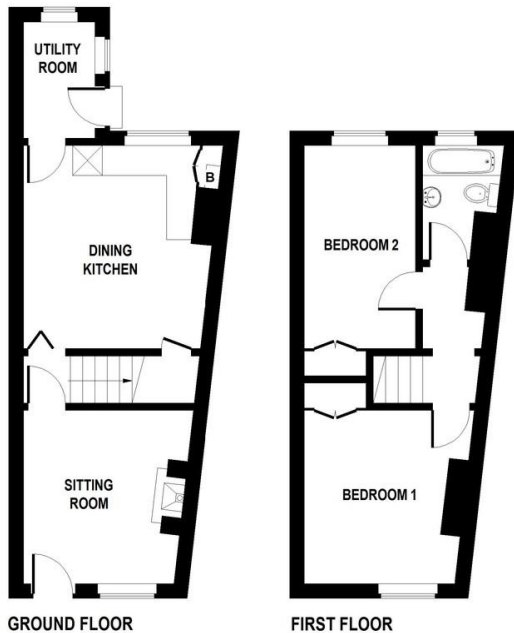
VIEWINGS

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



3 SMITH STREET

This plan is for reference only and is in accordance with PMA guidelines.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

SKIPTON
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