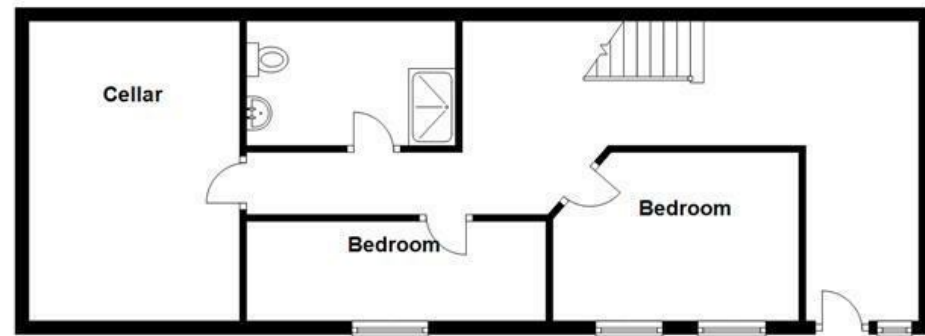
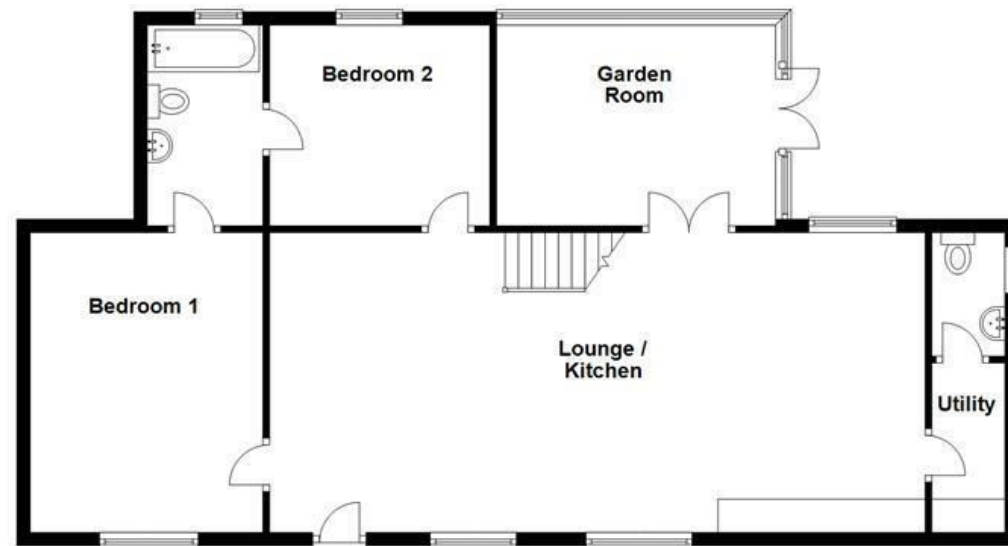


Lower Ground Floor
Approx. 644.7 sq. feet



Ground Floor
Approx. 1020.8 sq. feet



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			66
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Holly View, Barnoldswick, BB18 5AS

Offers In The Region Of £330,000

A DECEPTIVELY SPACIOUS FOUR BEDROOM GRADE II LISTED HOME

Commanding an enviable plot in a convenient location close to the heart of Barnoldswick, Syke Cottage is well-proportioned four-bedroom, semi-detached home perfect for a growing family. With a gorgeous open plan living/kitchen/diner the property blends traditional character with neutral tones and contemporary fixtures to create a welcoming home with a generous rear garden, ideal for young children or entertaining friends. The property offers easy access to local amenities and schools as well as being well located for commuting along the A59 towards Clitheroe and Skipton.

The property comprises briefly, to the ground floor: entrance into an impressive open plan living/dining/kitchen with a vaulted ceiling with stairs leading to the lower ground floor and doors providing access to two double bedrooms, a garden room, and a utility room. The utility room has access into a WC. The two bedrooms are connected via a Jack and Jill ensuite bathroom. To the lower ground is a partially converted basement comprising of an entrance hall with separate access from the front elevation, two bedrooms, a modern three-piece shower room and a cellar/utility room. Externally the property boasts a laid to lawn rear garden with paved patios, bedding areas and a summer house. The front of the property has a paved and gravel chipped courtyard with tarmac driveway providing off-road parking for numerous vehicles leading to a single garage.

For further information, or to arrange a viewing, please contact our Barnoldswick team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Holly View, Barnoldswick, BB18 5AS

Offers In The Region Of £330,000



- Freehold Property
- Ample Off Road Parking
- Quality Fixtures
- Council Tax Band C
- Detached Garage
- Four Bedrooms
- EPC Rated E
- Laid To Lawn Garden
- Well Located

Ground Floor

Reception Room One

32'4 x 15'7 (9.86m x 4.75m)

Three hardwood double glazed sash windows, two UPVC double glazed windows, vaulted ceiling beams.

Kitchen / Lounge

32'4 x 15'7 (9.86m x 4.75m)

Two central heating radiators, television point, cast iron log burner, wood laminate floor, pedestal wash basin with mixer tap, range master cooker with five ring gas hob, gloss splash backs, extractor hood, one and a half composite sink with drainer and mixer tap, integrated dishwasher, wine cooler, space for fridge/freezer, door to utility, door to garden room, door to two bedrooms, stairs to the lower ground floor.

Bedroom One

14'9 x 11'11 (4.50m x 3.63m)

Hardwood single glazed sash window, central heating radiator, door to jack and jill en-suite.

Jack And Jill Ensuite

9'11 x 5'9 (3.02m x 1.75m)

Hardwood double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, p-shape panel bath with mixer taps, overhead main feed shower, part tiled elevations, wood effect floor, spotlights, extractor fan, door to bedroom two.

Bedroom Two

11'7 x 11'2 (3.53m x 3.40m)

Hardwood double glazed window, central heating radiator, exposed beams.

Utility Room

8'9 x 3'6 (2.67m x 1.07m)

Wall mount boiler, wood effect floor, door to WC.

WC

6'4 x 3'5 (1.93m x 1.04m)

Hardwood single glazed frosted window, central heating radiator, low level WC, wall mount wash basin with traditional taps, wood effect floor, extractor fan.

Lower Ground Floor

Cellar

14'2 x 11'4 (4.32m x 3.45m)

Belfast ceramic sink, plumbing for washing machine and boiler.

Shower

9'10 x 5'4 (3.00m x 1.63m)

Central heating towel rail, dual flush WC, wall mount wash basin with mixer tap, walk in rainfall shower with rinse head, full tile elevations, tile effect floor, spotlights, extractor fan.

Bedroom

13'4 x 5'8 (4.06m x 1.73m)

Two hardwood double glazed windows, spotlights, wood effect floor.

