



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			82
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(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.

## Parker Street, Barnoldswick, BB18 5JE

### £150,000

A NEUTRALLY FINISHED FOUR BEDROOM TERRACED HOME - FINISHED IN NEUTRAL TONES THROUGHOUT

Nestled in the heart of a popular area of Barnoldswick, with easy access to all local amenities, schools and commuter routes towards Skipton, Burnley and Colne, this four bedroom mid terraced home is being welcomed to the property market. The property is perfectly suited for a growing family looking for well proportioned living accommodation and neutral decor throughout creating the perfect blank canvas.

The property comprises briefly, to the ground floor; entrance through the vestibule to a welcoming hallway with stairs to the first floor and access into the back reception room. The back reception room has open access to the front reception room and has a door into the kitchen. The kitchen provides access to the understorey storage and the rear yard. To the first floor is a landing with stairs leading to the second floor and doors providing access to three bedrooms and a four-piece bathroom suite. To the second floor is an attic bedroom. Externally the front of the property has a lawned garden whilst the rear yard leads to an outbuilding used as a utility and store.

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

# Parker Street, Barnoldswick, BB18 5JE

£150,000



- Council Tax Band A
- No Chain Delay
- Four Bedrooms
- Freehold Property
- Fitted Kitchen
- Quality Fixtures
- EPC Rating D
- Well Located
- On Road Parking

## Ground Floor

### Vestibule

4'6 x 3'1 (1.37m x 0.94m )  
Open to hall.

### Hall

10'2 x 3'1 (3.10m x 0.94m )  
Central heating radiator, smoke alarm, stairs to the first floor, door to reception room two.

### Reception Room Two

13'10 x 11'11 (4.22m x 3.63m )  
UPVC double glazed window, central heating radiator, ceiling rose, coving, door to kitchen, open to reception room one.

### Reception Room One

11'7 x 11'2 (3.53m x 3.40m )  
UPVC double glazed window, central heating radiator, electric fire, granite effect hearth and mantle surround, ceiling rose, coving.

### Kitchen

7'11 x 7'3 (2.41m x 2.21m )  
UPVC double glazed window, mix of panel wall and base units, laminate worktops, tiled splash backs, oven with four ring gas hob, extractor fan, stainless steel sink with drainer and mixer tap, wood effect floor, door to under stairs storage, UPVC double glazed frosted door to rear.

## First Floor

### Landing

Stairs to the second floor landing, door to three bedrooms and bathroom.

### Bathroom

7'10 x 7'3 (2.39m x 2.21m )  
UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, corner electric feed shower, pedestal wash basin with mixer tap, wood effect floor.

### Bedroom Two

12'0 x 9'6 (3.66m x 2.90m )  
UPVC double glazed window, central heating radiator, integrated wardrobes, fitted wardrobes.

### Bedroom One

13'0 x 8'10 (3.96m x 2.69m )  
UPVC double glazed window, central heating radiator.

### Bedroom Three

10'0 x 6'0 (3.05m x 1.83m )  
UPVC double glazed window, central heating radiator.

## Second Floor

## Attic Room

14'0 x 13'10 (4.27m x 4.22m)  
Two velux windows, central heating radiator.

## Externally

Paved yard, door to outbuilding.

## Outbuilding

13'7 x 7'4 (4.14m x 2.24m)  
UPVC double glazed frosted window, plumbing for washing machine.



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