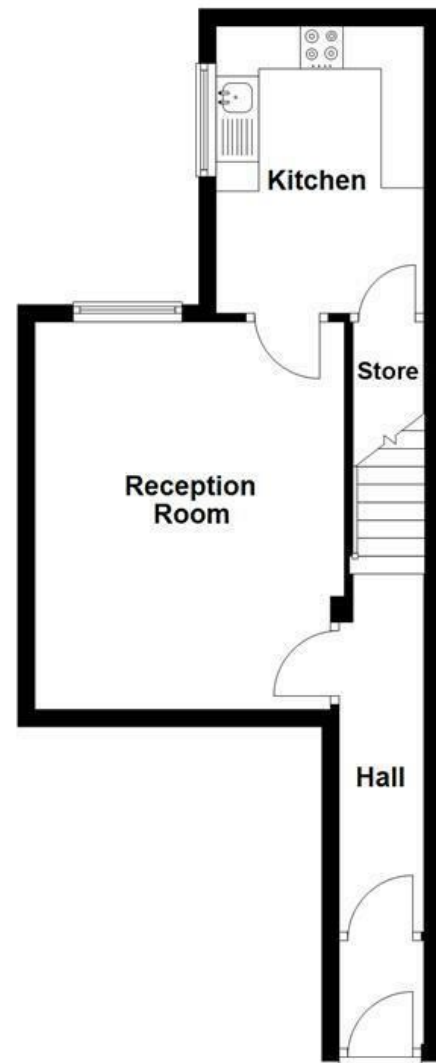
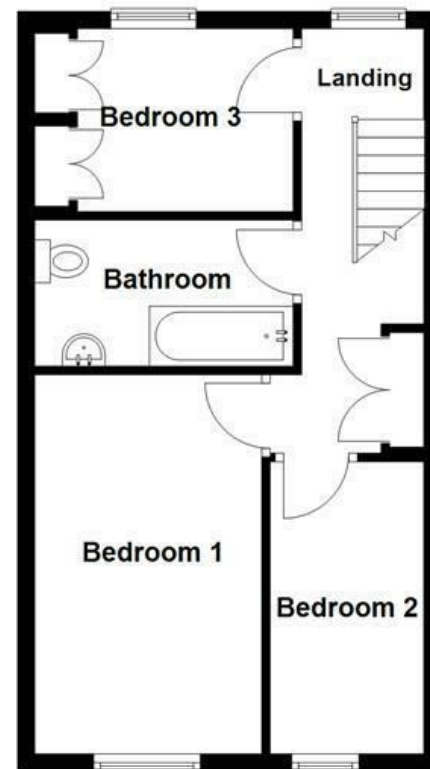


Ground Floor



First Floor



## Park View Terrace, Barnoldswick, BB18 5TS

### £895

THE PERFECT 3 BEDROOM HOME

We welcome to the Rental market Park View Terrace. Having been presented and updated to the highest standard throughout with immaculate presentation, modern fixtures and fittings and stylish decoration, this exceptional three bedroom mid terraced property is being proudly welcomed to the rental market in the desirable location of Salterforth. With enviable views and added kitchen extension, this property is the perfect home for any small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Colne, Skipton, Clitheroe and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a hallway which leads on to a spacious reception room and houses a staircase to the first floor. The reception room leads on to a fitted kitchen. The first floor comprises of doors on to three bedrooms and a bathroom. Externally there is an enclosed yard to the rear.

For further information or to arrange a viewing please contact our Lettings team at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	48	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.



# Park View Terrace, Barnoldswick, BB18 5TS

## £895

 3  1  1  E

- Immaculate Mid Terrace Property
  - Contemporary Fitted Kitchen
  - Spacious Yard to Rear
  - EPC Rating E
- Three Bedrooms
  - Neutral Decoration Throughout
  - Tenure Freehold
- Three Piece Bathroom Suite
  - Complete Blank Canvas
  - Council Tax Band A

### Ground Floor

#### Entrance Vestibule

4'2 x 3'3 (1.27m x 0.99m )

Composite double glazed frosted front door, coving and oak single glazed door to hall.

#### Hall

11'11 x 3'3 (3.63m x 0.99m )

Central heating radiator, coving, corbel and oak door to reception room.

#### Reception Room

14'10 x 12'4 (4.52m x 3.76m )

UPVC double glazed window, central heating radiator, coving, television point and oak single glazed door to kitchen.

#### Kitchen

11'0 x 8'0 (3.35m x 2.44m)

UPVC double glazed window, range of wall and base units with laminate work surfaces, tiled splashback, composite sink and drainer with mixer tap, two door gas oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, understairs storage, store hatch, wood effect laminate flooring and UPVC double glazed frosted door to rear.

### First Floor

#### Landing

16'4 x 6'3 (4.98m x 1.91m )

UPVC double glazed window, coving, loft access, over stairs storage, oak doors to three bedrooms and bathroom.

#### Bedroom One

14'2 x 8'8 (4.32m x 2.64m )

UPVC double glazed window, central heating radiator, coving and original fireplace.

#### Bedroom Two

11'2 x 6'3 (3.40m x 1.91m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

9'11 x 8'0 (3.02m x 2.44m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

#### Bathroom

9'11 x 5'0 (3.02m x 1.52m)

Central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and overhead direct feed shower, tiled elevations, extractor fan and tiled flooring.

### External

#### Rear

Enclosed yard.



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