

curtis law

ESTATE AGENTS



Arthur Street, Barnoldswick

*** EXQUISITE THREE BEDROOM MID-TERRACE IN BARNOLDSWICK - NO CHAIN DELAY ***

Nestled in the picturesque market town of Barnoldswick, this delightful three bedroom mid-terrace home exudes charm over three floors. Impeccably presented with modern and stylish decor, the property features a spacious layout encompassing two reception rooms, a contemporary fitted kitchen, three generously sized bedrooms, and a sleek bathroom suite. This home is an ideal choice for first time buyers seeking a beautiful residence in a scenic locale.

The town of Barnoldswick offers a variety of local amenities such as independent shops, cafes, restaurants, supermarkets, as well as highly established schools. The property is a stones throw away from Victory Park, offering scenic nature walks and pretty picnic spots. Furthermore, commuters can benefit from excellent network links with bus routes to Clitheroe, Skipton and Burnley.

This property is truly a must view so get in contact with our sales team today!

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND TO BE ARRANGED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

- Stunning Mid- Terrace Home
- Two Reception Rooms
- Modern Bathroom Suite
- Freehold
- Three Bedrooms
- Ideal First Time Buy
- Popular Location
- No Onward Chain
- Immaculately Presented
- Council Tax Band A

Offers in the region of £135,000

Arthur Street, Barnoldswick

Ground Floor

Entrance Hallway

14'4" x 3'0" (4.37m x 0.92m)

Composite partially double glazed front door to hallway, ceiling light fitting, central heating radiator, coving to ceiling, doors to two reception rooms, stairs to first floor, wood effect laminate flooring.

Reception Room One

10'11" x 9'11" (3.34m x 3.03m)

UPVC double glazed window, ceiling light fitting, vertical central heating radiator, coving to ceiling, fireplace point, carpeted flooring.

Reception Room Two

13'6" x 13'0" (4.13m x 3.97m)

UPVC double glazed window, ceiling light fitting, central heating radiator, feature gas fireplace, television point, doors to kitchen and under stair storage, carpeted flooring.

Kitchen

8'10" x 6'4" (2.70m x 1.94m)

UPVC double glazed bay window, uPVC door to rear, a range of cream wall and base units with granite effect worktops, part tiled splashback, inset stainless steel circular wash basin, integrated electric oven and four ring gas hob with stainless steel extractor hood, space for fridge freezer, plumbing for washing machine, ceiling light fitting, vertical central heating, smoke alarm, wood effect laminate flooring.

First Floor

Landing

13'3" x 6'2" (4.06m x 1.88m)

Ceiling light fitting, central heating radiator, double doors to storage cupboard, doors to two bedrooms, a bathroom suite and stairs which lead to bedroom three, carpeted flooring.

Bedroom One

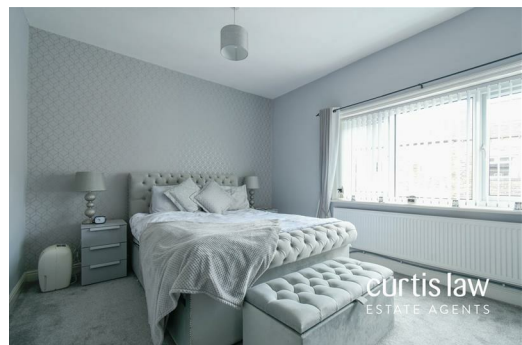
13'3" x 11'0" (4.06m x 3.37m)

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.

Bedroom Two

10'6" x 7'4" (3.21m x 2.24m)

UPVC double glazed window, ceiling light fitting, central heating radiator, built in wardrobes, carpeted flooring.



Bathroom

10'7" x 4'5" (3.24m x 1.35m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of; a low level dual flush WC, vanity wash basin with waterfall effect mixer tap, panel bath with mixer taps and direct feed waterfall effect showerhead, full tiled elevations, ceiling spotlights, chrome central heating towel rail, extractor fan, vinyl flooring.

Loft

Bedroom Three

18'5" x 12'2" (5.63m x 3.71m)

Velux skylight, ceiling light fitting, doors to eaves storage, carpeted flooring.

External

Front

On street parking, flagged courtyard with access to front door.

Rear

Enclosed yard.

Agents Notes

Property Type: Mid- terrace property

Property Construction: Brick with slate roof

Water Supply: Yorkshire water - United Utilities

Electricity Supply: Mains

Gas Supply: Mains

Heating: Gas - Baxi combi boiler

Broadband: Sky - good

Mobile Signal: 02/ Three

Parking: On street parking

Building Safety: No

Rights & Restrictions: No

Flood & Erosion Risks: No

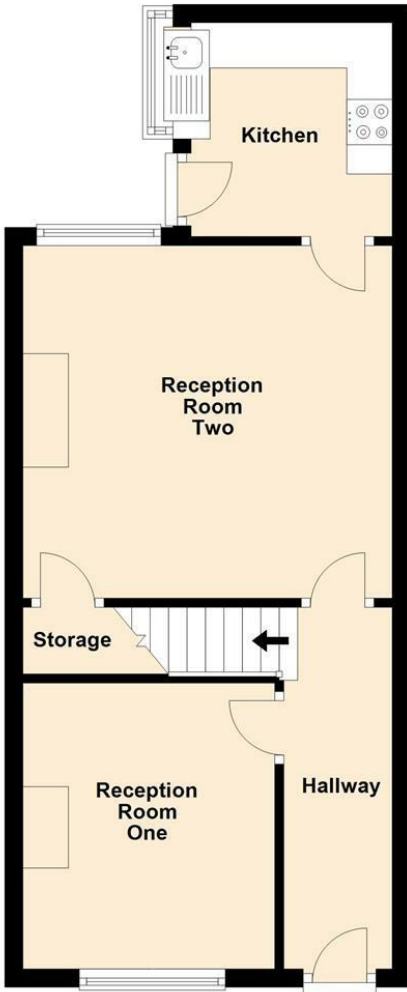
Planning Permissions & Development Proposals: No

Property Accessibility & Adaptions: No

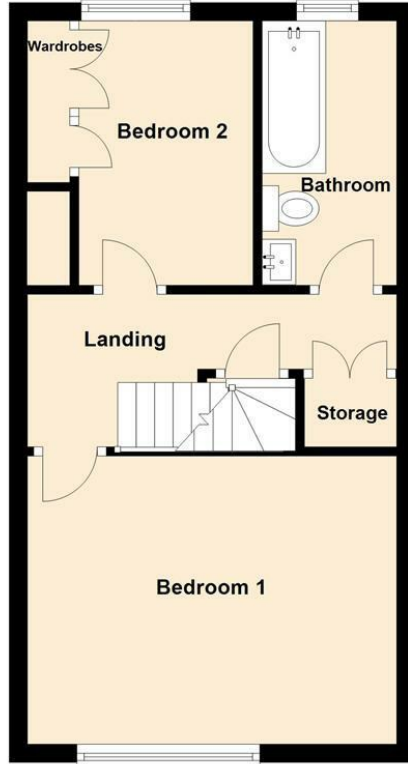
Coalfield & Mining Area: No



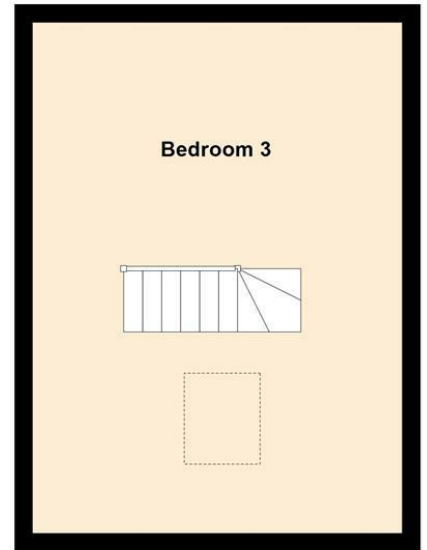
Ground Floor



First Floor



Loft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		63
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		