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EXCLUSIVE

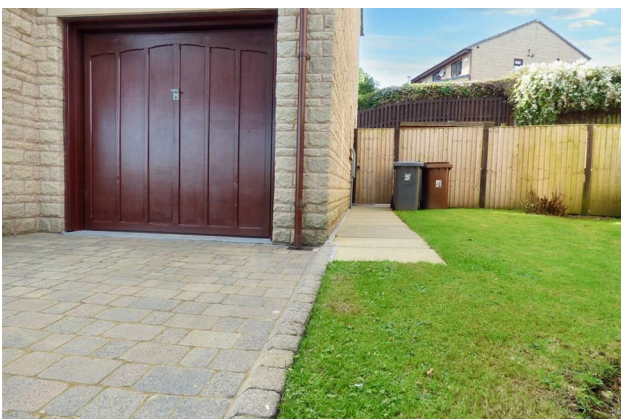
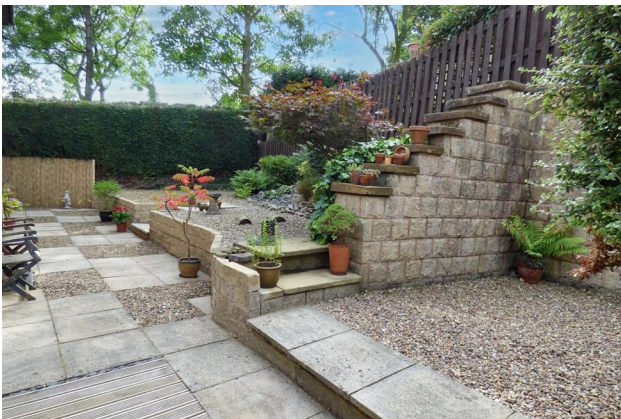
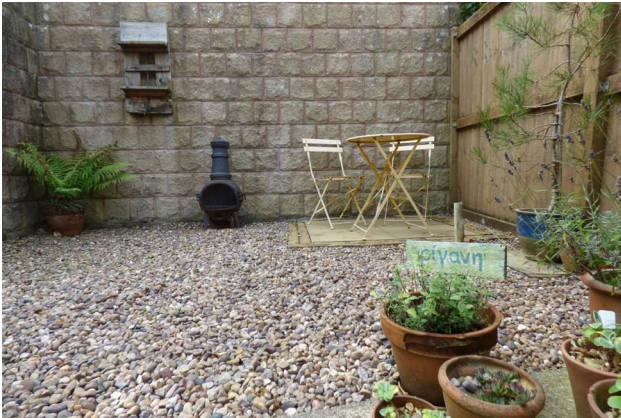
Coates Lane, Barnoldswick
Offers In The Region Of £399,000
Property Images



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Property Images



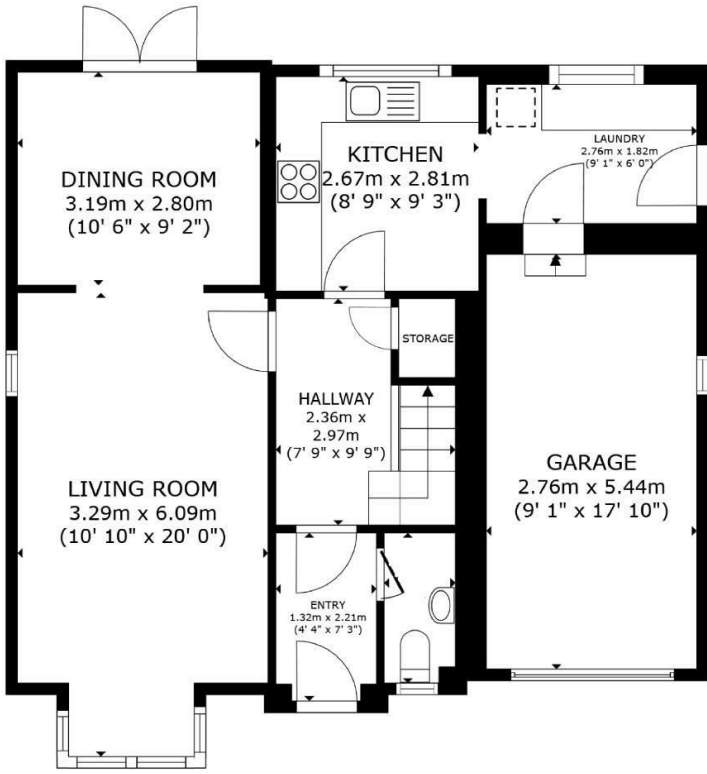
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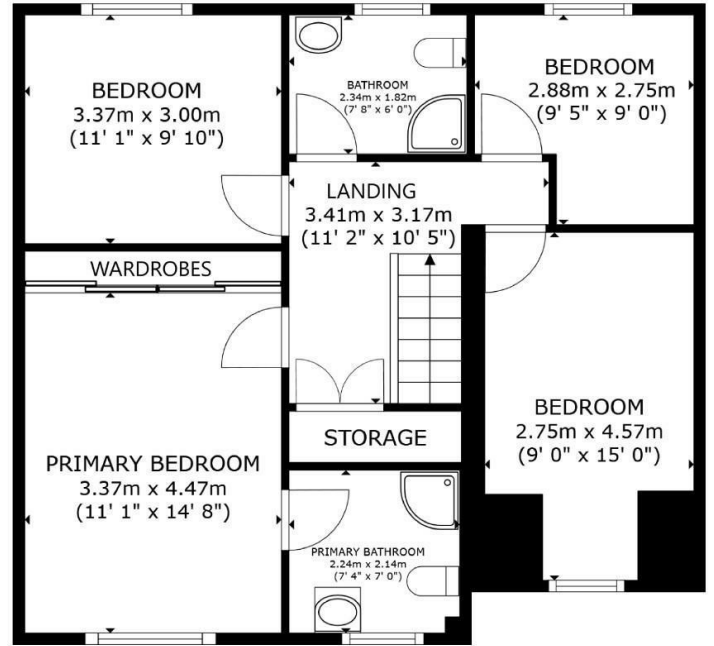






FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Nestled in the serene and sought-after location of Coates Lane, Barnoldswick, this substantial detached four-bedroom family home is a true gem waiting to be discovered. Stunning presentation and condition throughout.

Situated at the end of a tranquil cul-de-sac, this property offers a perfect blend of comfort and style, and with delightful walks along the canal just 5 minutes away. The town centre can be reached in 10 minutes and offers a vibrant mix of independent retailers, bars, cafes, supermarkets and much more.

As you step into the property, you are greeted by a spacious living room that seamlessly flows into a dining room, complete with French doors opening onto a charming patio area. The well-maintained front and rear gardens provide a picturesque backdrop to this inviting abode.

The ground floor boasts a useful downstairs cloakroom, an entrance hall, and a modern and well-equipped breakfast-kitchen with a breakfast bar for casual dining. The utility room offers convenience with its laundry facilities and access to the integral garage and side door to the gardens and summer-house.

Upstairs, the landing leads to the generously sized bedrooms, including the principal bedroom with fitted mirror-fronted wardrobes and a modern en-suite. The house shower room is elegantly designed, adding a touch of luxury to everyday living.

Externally, the property features off-street parking for 2 vehicles, a beautifully landscaped and private rear garden with raised flowerbeds and a decked seating area. The integral garage provides storage space or parking for one car, and the unique summerhouse is a delightful bonus, perfect for relaxation with its power, lighting, and wood-burning stove.

Barnoldswick itself is a charming town with a range of amenities including supermarkets, high-quality schools, shops, and leisure facilities. With easy access to both Lancashire and Yorkshire, as well as the national motorway network, this property offers the ideal combination of peaceful living and convenience.

Don't miss the opportunity to make this wonderful family orientated property your new home. Viewing is essential to fully appreciate the size, standard, and potential this residence has to offer.

On-Line-Bullet-Points

- A substantial 4 bed family home
- Presented to the highest standards / modern decor
- Breakfast-kitchen and laundry / utility room
- Quiet location away from main traffic routes
- Spacious living room open to dining room
- Dining room with French doors onto rear garden
- Delightful gardens front, side and rear
- Single garage and further parking
- Summer house with wood-burner
- Short walk to canal towpath and town centre

Barnoldswick is a friendly market town known as 'Barlick' by the locals, Set within in the Pennine Hills surrounded by delightful countryside, Barnoldswick is the highest town on the Leeds and Liverpool canal which runs through the heart of the town.

Barnoldswick is well known and famous for the Rolls-Royce establishment boasting high employment, along with other local amenities to include; family run stores, butchers, pubs, fantastic live music venue, post office, banks, churches, four primary schools and great transport links via bus to Skipton train station with direct trains running to London and Leeds.

Barnoldswick is also very handy for the M65 and M6 taking you to the commercial centres of Manchester in around an hour. Other larger towns nearby include Clitheroe and Burnley, again with train stations and shopping centres.

