



Hilton &
Horsfall

BB18 6HQ

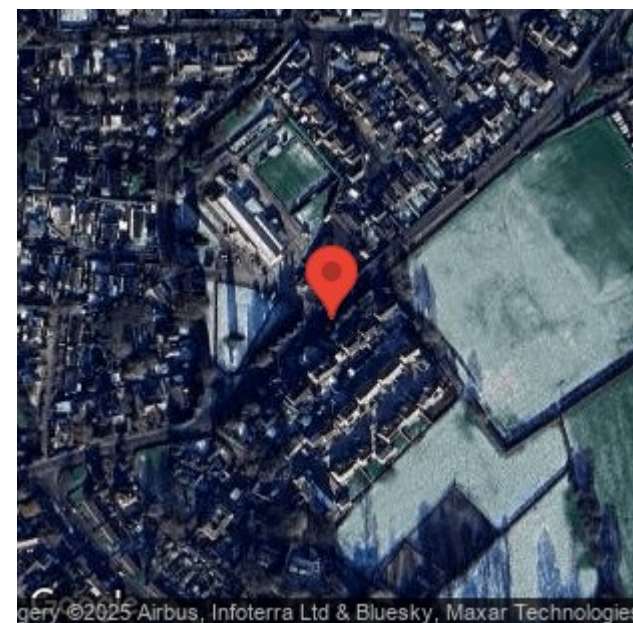
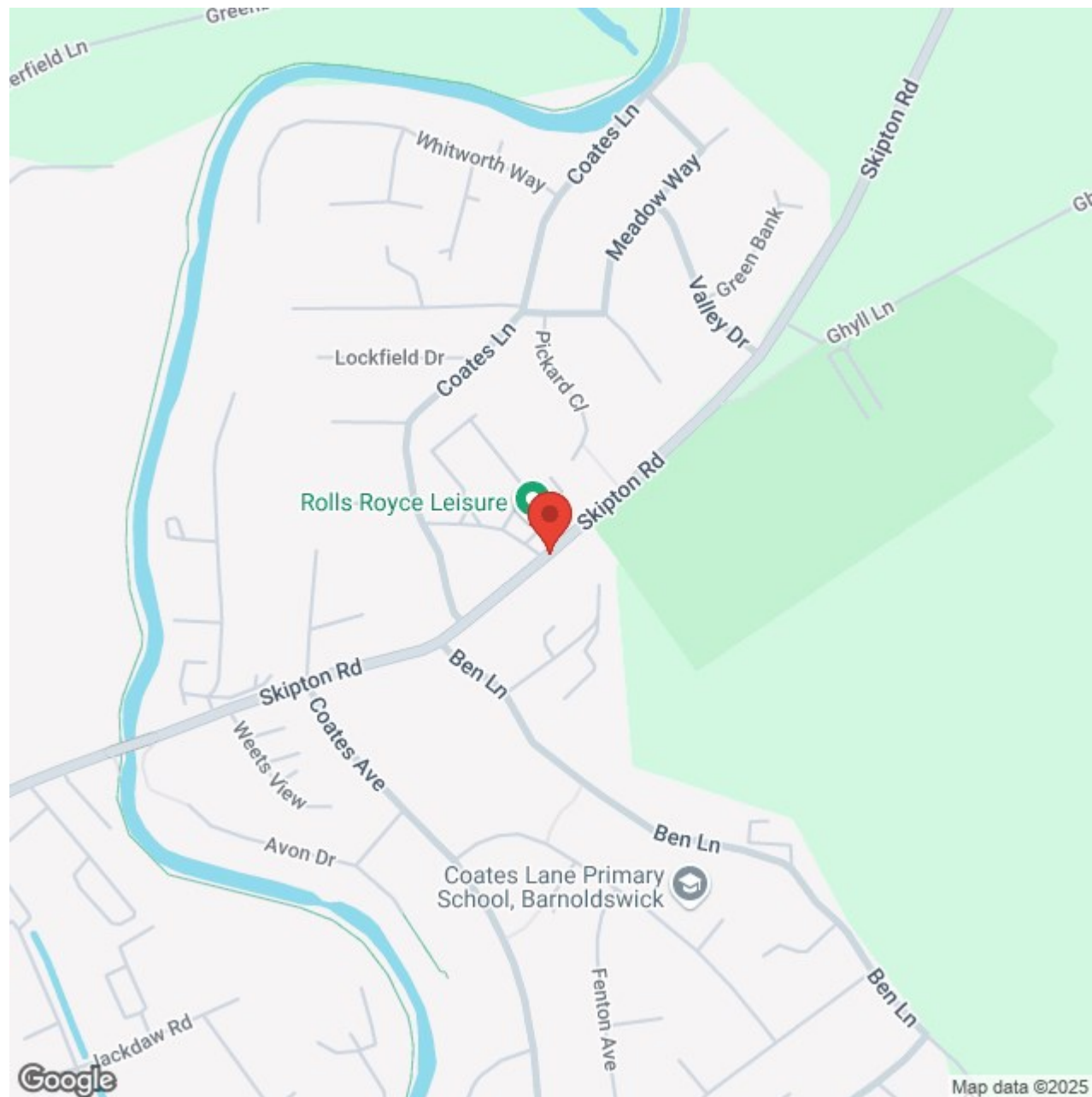
Kerrydale, Skipton Road, Barnoldswick

Offers In The Region Of £450,000

- Large Family Home • Three Reception Rooms • Stunning Breakfast Kitchen • Ground Floor WC • Three Double Bedrooms • Ensuite & House Bathroom Suite • Driveway, Garage & Gardens

An absolutely stunning property located within a popular area of Barnoldswick. The spacious three bedroomed dwelling boasts many noteworthy features and is a true credit to the current owners. A private driveway leads to the entrance, into the entrance hallway with a staircase leading to the first floor, A cosy family sitting room spacious open plan living room leading into a modern dining kitchen, through to the downstairs toilet and bright sunroom which overlooks the large rear garden. Externally there is a large driveway to the front of the property and a large lawned garden and flagged patio to the rear with a storage shed and garage both with full electrics and lights. Perfect for entertaining during the summer months. Early viewings are advised.







Lancashire

GROUND FLOOR

On the ground floor you will find;

RECEPTION HALLWAY

A welcoming entrance with Amtico flooring, 1 central heating radiator, a circular uPVC double glazed glass stained window, telephone point and a staircase leading to the first floor.

SITTING ROOM 13'0" x 14'4" (3.97m x 4.37m)

A family sized sitting room having uPVC double glazed window to the front elevation, 1 central heating radiator, a feature fireplace with a living flame gas fire within, and ample space for furniture.

LIVING ROOM 25'5" x 13'3" (7.75m x 4.06m)

A spacious open plan living room having wood flooring, feature fire place with log burner set within, uPVC double glazed bay window with seating to the rear elevation, uPVC double glazed window to the side elevation, television point, and 2 central heating radiator, and laminate flooring.

DINING KITCHEN 7'6" x 10'2" (2.31m x 3.12m)

A modern kitchen offering a range of fitted wall and base units with wood worktops over, fitted NEFF oven/grill/microwave, 60/40 fitted fridge freezer, fitted wine cooler, x5 ring gas hob, inset sink with chrome mixer tap, fitted dishwasher, recessed LED spot lights, fitted washing machine, 1 central heating radiator, velux sky light, uPVC double glazed window to the rear elevation, laminate flooring, and ample space for dining table and chairs.

SUNROOM 10'5" x 9'10" (3.18m x 3.02m)

A bright sunroom that over looks the rear garden having laminate flooring, x2 radiators, uPVC double glazed glass door leading out to the rear elevation and ample space for furniture.

GROUND FLOOR WC

A useful ground floor wc having a push button wc, wall mounted sink with chrome mixer tap, extractor fan, and fitted cupboard.

FIRST FLOOR / LANDING

On the first floor/ landing you will find;

BEDROOM ONE 12'10" x 13'3" (3.93m x 4.06m)

A spacious master bedroom having 1 central heating radiator, uPVC double glazed window to the rear elevation, ample space for wardrobes/ drawers and access to the ensuite shower room.

EN-SUITE

A three piece en-suite shower room comprising of: fully tiled walls and floor, recessed LED spot lights, extractor fan, uPVC double glazed frosted window to the rear elevation, 1 central heating radiator, push button wc, and a shower cubicle with a glass screen around and chrome waterfall shower head over.

BEDROOM TWO 13'0" x 12'5" (3.98m x 3.81m)

A second bedroom of double proportion having 1 central heating radiator, uPVC double glazed window to the front elevation, and ample space for bedroom furniture.

BEDROOM THREE 11'10" x 7'4" (3.63m x 2.26m)

Another bedroom of double proportion having 1 central heating radiator, uPVC double glazed window to the front elevation.

BATHROOM

A 3-piece bathroom suite briefly comprising of; uPVC double glazed frosted window to the rear elevation, CH radiator, towel radiator which runs off CH or electric, Amtico flooring, partially tiled walls, wall mounted sink with chrome mixer tap, recessed LED spot lights, extractor fan, storage cupboard.

DETACHED GARAGE 10'1" x 18'8" (3.09m x 5.71m)

A detached garage having full power and lighting perfect for storage.

EXTERNALLY

Externally there is a large driveway to the front of the property and a large lawned garden and flagged patio to the rear with outside lighting and outside water tap also a

storage shed and garage both with full electrics and lights. Perfect for entertaining during the summer months.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/kerrydale-barnoldswick>

PUBLISHING

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Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.





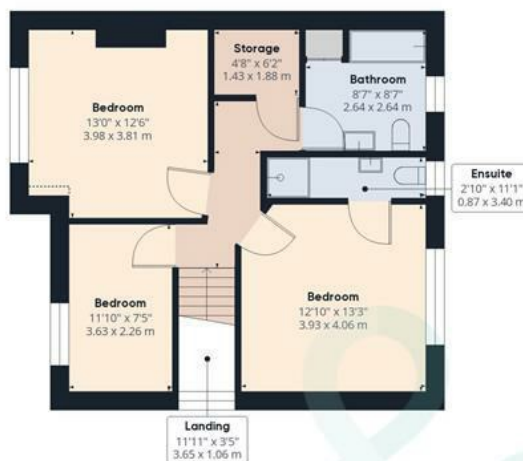
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OUTSIDE

Externally there is a large driveway to the front of the property and a large lawned garden and flagged patio to the rear with outside lighting and outside water tap also a storage shed and garage both with full electrics and lights. Perfect for entertaining during the summer months.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1671.53 ft²

155.29 m²

Reduced headroom

17.11 ft²

0.15 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.





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