

Hilton &  
Horsfall



Hilton &  
Horsfall

TURBO

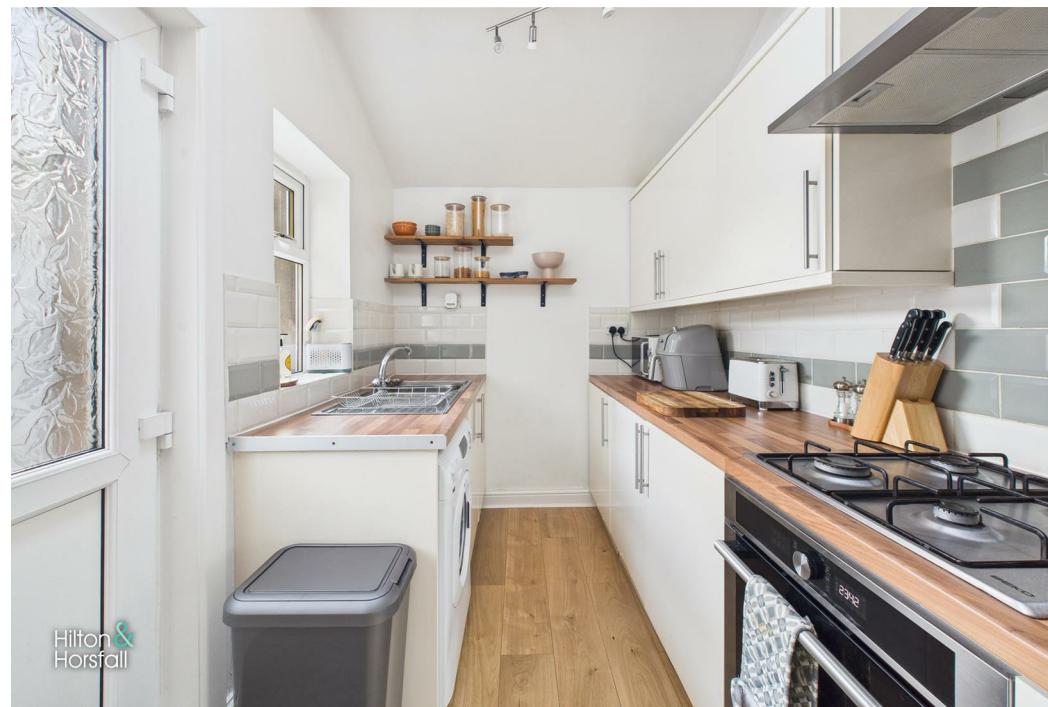
BB18 5DY

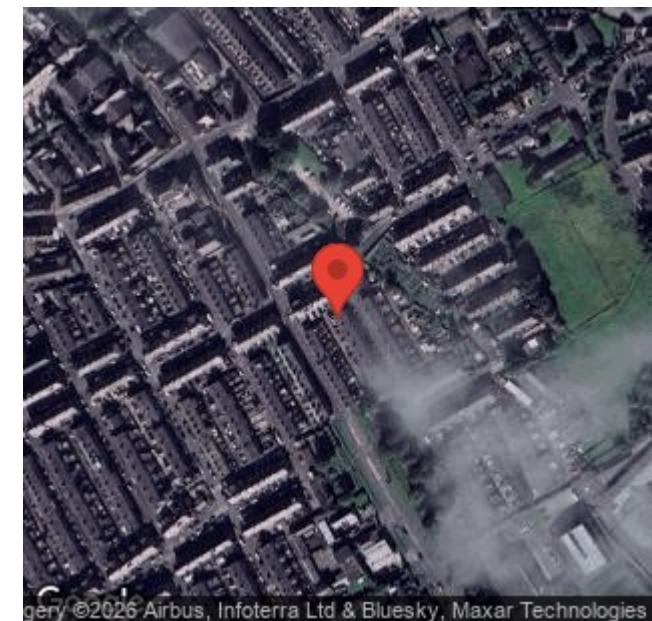
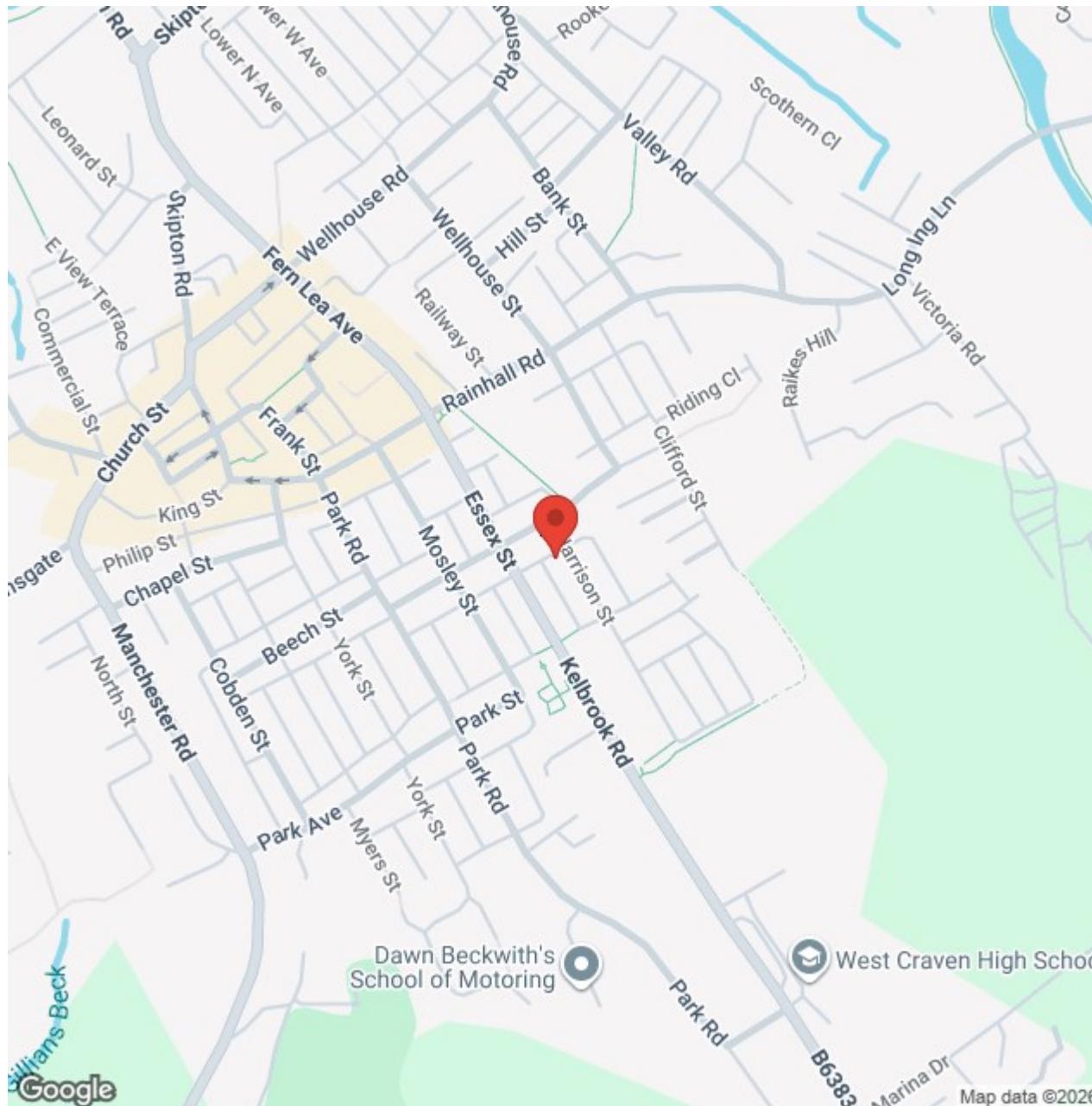
## Harrison Street, Barnoldswick

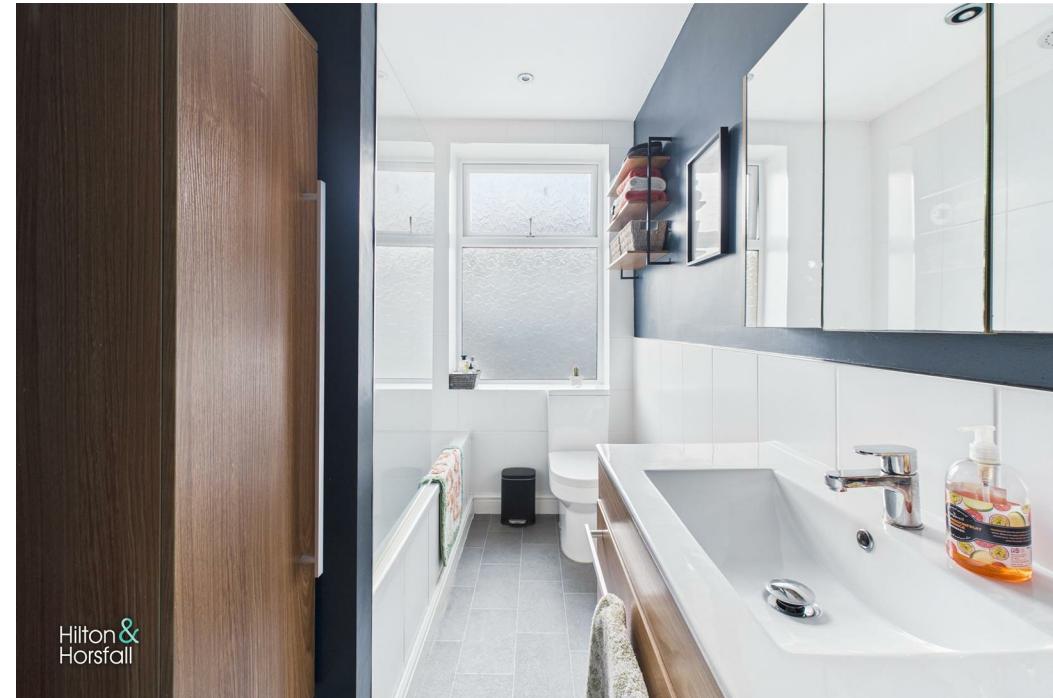
### Offers In The Region Of £155,000

- Well-presented two bedroom mid-terrace home
- Living room to the front and rear sitting room with wood-burning stove
- Open plan breakfast kitchen with modern fitted units
- Contemporary bathroom suite
- Enclosed, low-maintenance rear yard
- Convenient location close to Barnoldswick town centre and amenities

An attractive and well-presented two bedroom mid-terrace home, offering stylish and well-planned accommodation arranged over two floors. The property features a welcoming living room to the front, a cosy sitting room to the rear with wood-burning stove, and an open plan breakfast kitchen fitted with modern units and enjoying direct access to the rear yard. The interior is finished in a tasteful, contemporary style throughout, creating a home that is both comfortable and ready to move into. Situated in a convenient and popular location close to Barnoldswick town centre, the property is well placed for local amenities, schools, transport links and countryside walks. Ideal for first-time buyers, downsizers or buy-to-let investors, this appealing home offers a great blend of character, modern living and accessibility.







## Lancashire

An attractive and well-presented two bedroom mid-terrace home, offering stylish and well-planned accommodation arranged over two floors. The property features a welcoming living room to the front, a cosy sitting room to the rear with wood-burning stove, and an open plan breakfast kitchen fitted with modern units and enjoying direct access to the rear yard. The interior is finished in a tasteful, contemporary style throughout, creating a home that is both comfortable and ready to move into. Situated in a convenient and popular location close to Barnoldswick town centre, the property is well placed for local amenities, schools, transport links and countryside walks. Ideal for first-time buyers, downsizers or buy-to-let investors, this appealing home offers a great blend of character, modern living and accessibility.

### GROUND FLOOR

Entered through a composite front door leading to:

#### LIVING ROOM 11'2" x 13'3" (3.41m x 4.04m)

A welcoming and well-presented living room positioned to the front of the property, offering a warm and inviting space to relax. The room features a stylish feature wall with inset shelving, complemented by a characterful wood-burning stove set within a traditional fireplace, creating a cosy focal point. Natural light flows in through the front window, while the neutral décor and soft floor coverings enhance the sense of comfort. A well-proportioned room, ideal for everyday living and entertaining alike.

#### SITTING ROOM 13'8" x 13'1" (4.17m x 4.00m)

Located to the rear of the property, the sitting room forms the heart of the home and enjoys an open-plan layout through to the breakfast kitchen. The room is finished with modern yet soft décor and features a character fireplace with wood-burning stove set beneath a substantial stone lintel, creating a warm and inviting focal point. Wood-effect flooring runs throughout, enhancing the sense of flow and space, while natural light is drawn in from the rear aspect. A comfortable and versatile room, ideal for relaxing or entertaining.

#### BREAKFAST KITCHEN 10'3" x 6'4" (3.13m x 1.94m)

Open plan to the sitting room, the breakfast kitchen is fitted with a range of modern wall and base units, complemented by warm wood-effect work surfaces and metro-style tiled

splashbacks. Integrated cooking appliances include a gas hob with extractor hood and electric oven, with space and plumbing for additional appliances. A breakfast bar provides casual seating, ideal for everyday dining. The room benefits from excellent natural light, enhanced by a skylight and a rear door giving direct access out to the enclosed yard.

### FIRST FLOOR / LANDING

#### BEDROOM ONE 11'3" x 11'6" (3.44m x 3.51m)

A generous double bedroom positioned to the front of the property, finished in a tasteful, modern colour palette. The room benefits from a large window allowing in plenty of natural light and offers ample space for a double bed and accompanying furniture. Additional features include fitted storage and a decorative fireplace, adding character while maintaining a calm and comfortable atmosphere—ideal as a principal bedroom.

#### BEDROOM TWO 13'8" x 7'0" (4.18m x 2.14m)

A second bedroom positioned to the rear of the property, offering a versatile space well suited for use as a guest room, home office or dressing room. The room enjoys a rear window providing natural light and is finished in a neutral décor, with space for a single bed or desk and storage. A practical and flexible room, ideal for modern living requirements.

#### BATHROOM 10'1" x 5'10" (3.09m x 1.78m)

A contemporary three-piece bathroom suite comprising a panelled bath with shower over, low-level WC and vanity wash basin with storage beneath. The room is finished with modern tiling, a sleek colour palette and benefits from natural light via a frosted window. A well-appointed and stylish bathroom, perfectly suited to modern day living.

### LOCATION

Harrison Street is conveniently positioned within close proximity of Barnoldswick town centre, offering easy access to a wide range of local amenities including shops, cafés, bars and supermarkets. The property is also well placed for local schools, leisure facilities and public transport links, while enjoying pleasant surroundings close to open countryside. Excellent road connections provide access to Colne, Skipton and surrounding villages, making this an ideal location for commuters, first-time buyers or those seeking a well-connected yet peaceful setting.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/harrison-street-barnoldswick>

### PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. [www.hilton-horsfall.co.uk](http://www.hilton-horsfall.co.uk)

### PROPERTY DETAIL

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.



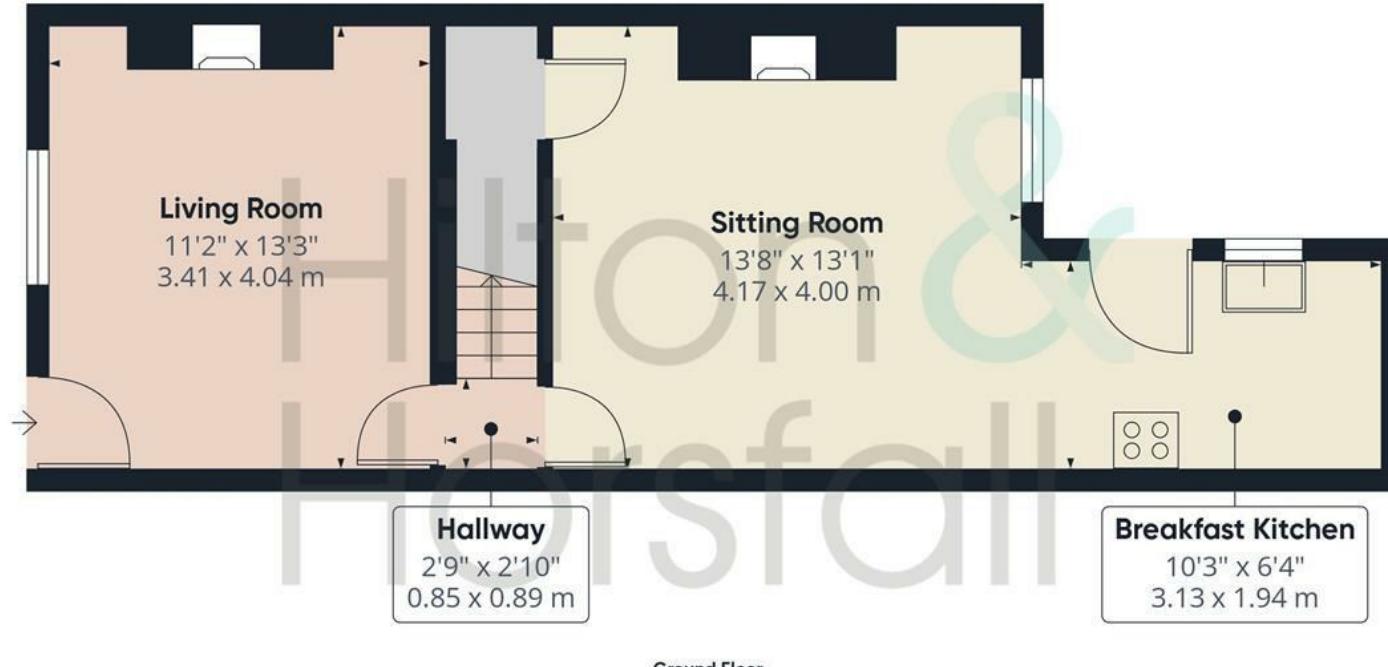
Hilton & Horsfall



BB18 5DY

## OUTSIDE

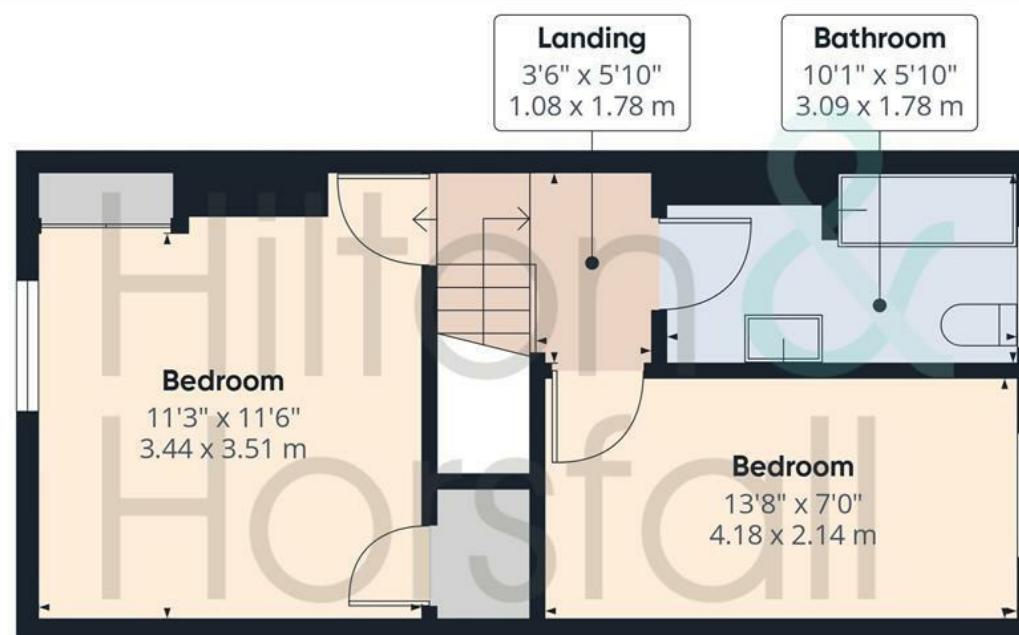
To the rear of the property is an enclosed yard, providing a low-maintenance outdoor space ideal for seating or potted plants. The yard benefits from gated access and offers useful external storage potential, making it a practical addition to the home.



Approximate total area<sup>(1)</sup>

753 ft<sup>2</sup>

69.9 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





Hilton & Horsfall



Hilton &  
Horsfall

75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX  
[w.hilton-horsfall.co.uk](http://w.hilton-horsfall.co.uk)  
t. 01282 560024