Hilton & Horsfall

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Horsfall
SK17 CAX

BB18 5BH

Park Road, Barnoldswick
Offers In The Region Of £159,950

• Fully Refurbished Stone-Built Terrace • Two Bedrooms & Versatile Attic Room • Stunning Open-Plan Dining Kitchen • Modern Bathroom with Bath & Separate Shower • Utility Room & Ground Floor WC • Enclosed Rear Yard & Useful Outbuilding Storage Space

An immaculately presented and fully refurbished stone-built terraced dwelling offering deceptively spacious living accommodation arranged over three floors. Finished to a high standard throughout, the property briefly comprises a welcoming living room with multi-fuel stove, a stunning open-plan dining kitchen, a useful utility room/WC, two well-proportioned bedrooms, a contemporary bathroom featuring both a bath and separate shower enclosure, together with a versatile attic room accessed via a fixed staircase. Ideally suited to first-time buyers, downsizers or investors, this move-in ready home enjoys a convenient position close to Barnoldswick town centre and local amenities. Benefitting from modern fixtures and fittings throughout, low-maintenance outside space and flexible accommodation, an early viewing is highly recommended to fully appreciate all that this fantastic property has to offer.

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BARROWFORD
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SAMSUNG
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View Terrace
Butts
Commercial St
Church St
Fern Lea Ave
Railway St
Rainhall Rd
Riding Cl
Raikes Hill
Victoria Rd
Frank St
King St
Park Rd
Mosley St
Essex St
Clifford St
Harrison St
Philip St
Chapel St
Walmsgate
Beech St
Manchester Rd
North St
Cobden St
York St
Kelbrook Rd
Park St
Park Ave
Myers St
Cavendish St
Dawn Beckwith's School of Motoring
West Craven High
Gillians Beck
Gillians Ln
Park Rd
B6383
Marina Dr
Dog Exercise Area
Google
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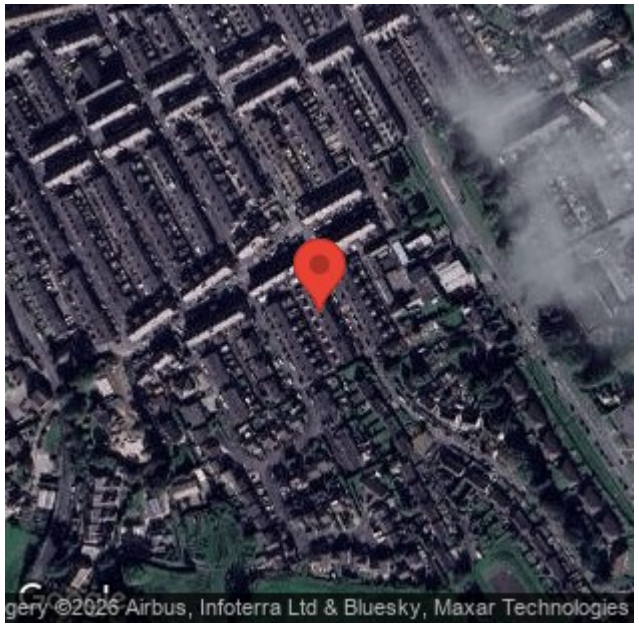
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A59
Bracewell
Thornton Hall Country Park
Brogden
Earby
Barnoldswick
Salterforth
Sough
Weets Hill
Kelbrook
Park Close
Colne Rd
Greystone
Google
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Dunelm
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Lancashire

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GROUND FLOOR

LIVING ROOM 11'10" x 13'1" (3.62m x 4.01m)

A tastefully presented reception room positioned to the front of the property, offering a bright and welcoming space for relaxing and entertaining. The room features a large front-facing window allowing for plenty of natural light, quality flooring, contemporary décor and an attractive recessed fireplace housing a multi-fuel stove set upon a stone hearth, creating a cosy focal point. There is ample space for living room furniture and convenient access through to the dining kitchen.

DINING KITCHEN 13'4" x 13'0" (4.07m x 3.97m)

A stunning open-plan dining kitchen positioned to the rear of the property, recently refurbished to a high standard and forming the heart of the home. The kitchen is fitted with a contemporary range of high-gloss wall and base units with contrasting wood-effect cabinetry, complementary work surfaces, an inset sink with mixer tap, integrated electric oven, induction hob and extractor hood. There is ample space for a dining table and additional seating, whilst a large rear-facing window and uPVC door allow plenty of natural light to flood the room. Finished with modern flooring and stylish décor throughout, the room provides an ideal space for both everyday living and entertaining. Access is provided to the utility/WC and the enclosed rear yard.

WC / UTILITY 5'11" x 5'11" (1.82m x 1.82m)

A beautifully appointed utility room and ground floor WC fitted with a modern two-piece suite comprising a low-level WC and wash hand basin with mixer tap. The room benefits from an excellent range of fitted storage units, complementary work surfaces and plumbing for a washing machine, making it both practical and stylish. Finished with contemporary flooring and décor, this useful space provides additional storage and laundry facilities whilst serving as a convenient ground floor cloakroom. Access is provided to the rear yard.

FIRST FLOOR / LANDING

BEDROOM ONE 11'11" x 13'0" (3.64m x 3.98m)

A spacious double bedroom positioned to the front of the property, beautifully presented throughout and offering ample room for a king-size bed and additional bedroom furnishings. The room benefits from a large front-facing window allowing for plenty of natural light, together with neutral décor and fitted carpeting. A comfortable and inviting principal bedroom, ideal for modern family living.

BEDROOM TWO 9'3" x 9'10" (2.83m x 3.01m)

A well-proportioned second bedroom positioned to the rear of the property, offering a versatile space suitable for a guest bedroom, child's room, home office or dressing room. The room benefits from a rear-facing window providing natural light, neutral décor and fitted carpeting, creating a bright and comfortable environment ready for immediate occupation.

BATHROOM 11'3" x 5'11" (3.45m x 1.82m)

A spacious and beautifully presented bathroom fitted with a modern three-piece suite comprising a panelled bath, low-level WC and pedestal wash hand basin with mixer tap. In addition, there is a separate walk-in shower enclosure with glazed screen and contemporary wall tiling. The room benefits from a frosted window providing natural light, modern flooring, a heated chrome towel radiator and stylish neutral décor throughout, creating a bright and relaxing space.

SECOND FLOOR

ATTIC ROOM 15'10" x 11'7" (4.85m x 3.54m)

A superb and versatile attic room accessed via a fixed staircase from the first-floor landing. This spacious area benefits from a large Velux roof window allowing for excellent natural light, together with fitted carpeting and neutral décor throughout. Offering a variety of potential uses including a home office, hobbies room, occasional guest space or additional storage area, this useful room further enhances the property's flexible accommodation. Please note the attic room is not classified as a habitable bedroom.

360 DEGREE VIRTUAL TOUR

https://tour.giraffe360.com/park-road-barnoldswick

LOCATION

Situated in a convenient and popular residential area of Barnoldswick, this property is ideally positioned within walking distance of the town centre and its excellent range of amenities, including independent shops, supermarkets, cafés, bars and restaurants. Well-regarded primary and secondary schools are also nearby, making the location appealing to a variety of purchasers. Barnoldswick is surrounded by beautiful countryside and offers easy access to scenic walking routes, whilst excellent transport links provide convenient connections to Skipton, Colne, Clitheroe and the wider Lancashire and Yorkshire regions.

PUBLISHING

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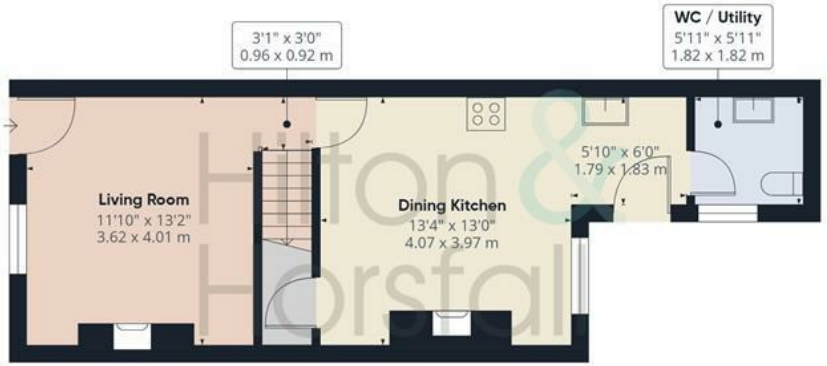
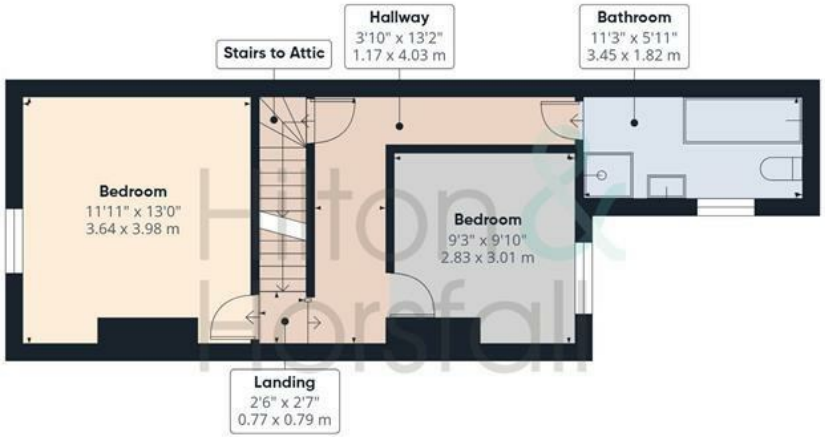
OUTSIDE

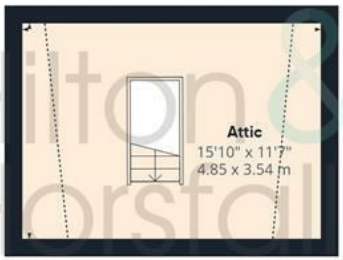
To the front of the property is a low-maintenance forecourt enclosed by stone walling and fencing, providing an attractive approach to the home. To the rear is an enclosed paved yard offering a private outdoor seating area with gated access. The property also benefits from a substantial enclosed structure, currently utilised as a cat enclosure, which offers excellent potential for secure storage, a hobby space or a variety of alternative uses. The outside space has been designed for ease of maintenance, making it ideal for those seeking a property that is ready to move straight into.



Ground Floor



Floor 1



Floor 2

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Approximate total area(1)

998 ft²

92.7 m²

Reduced headroom

42 ft²

3.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

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