



Lower West Avenue

Barnoldswick, BB18 6DW

£725 Per Calendar Month



- Modern mid-terrace home
- Two double bedrooms with dressing room
- Modern kitchen & shower room
- Yarden
- Close to local amenities
- 2 Spacious reception rooms
- Enclosed rear patio garden
- Utility room with appliances
- Popular Barnoldswick location
- Early viewing recommended

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A modernised mid-terrace house on Lower West Avenue offers a delightful blend of modern living and classic character. Built in 1900, this property boasts a generous 947 square feet of well-designed space, making it an ideal home for families or professionals alike.

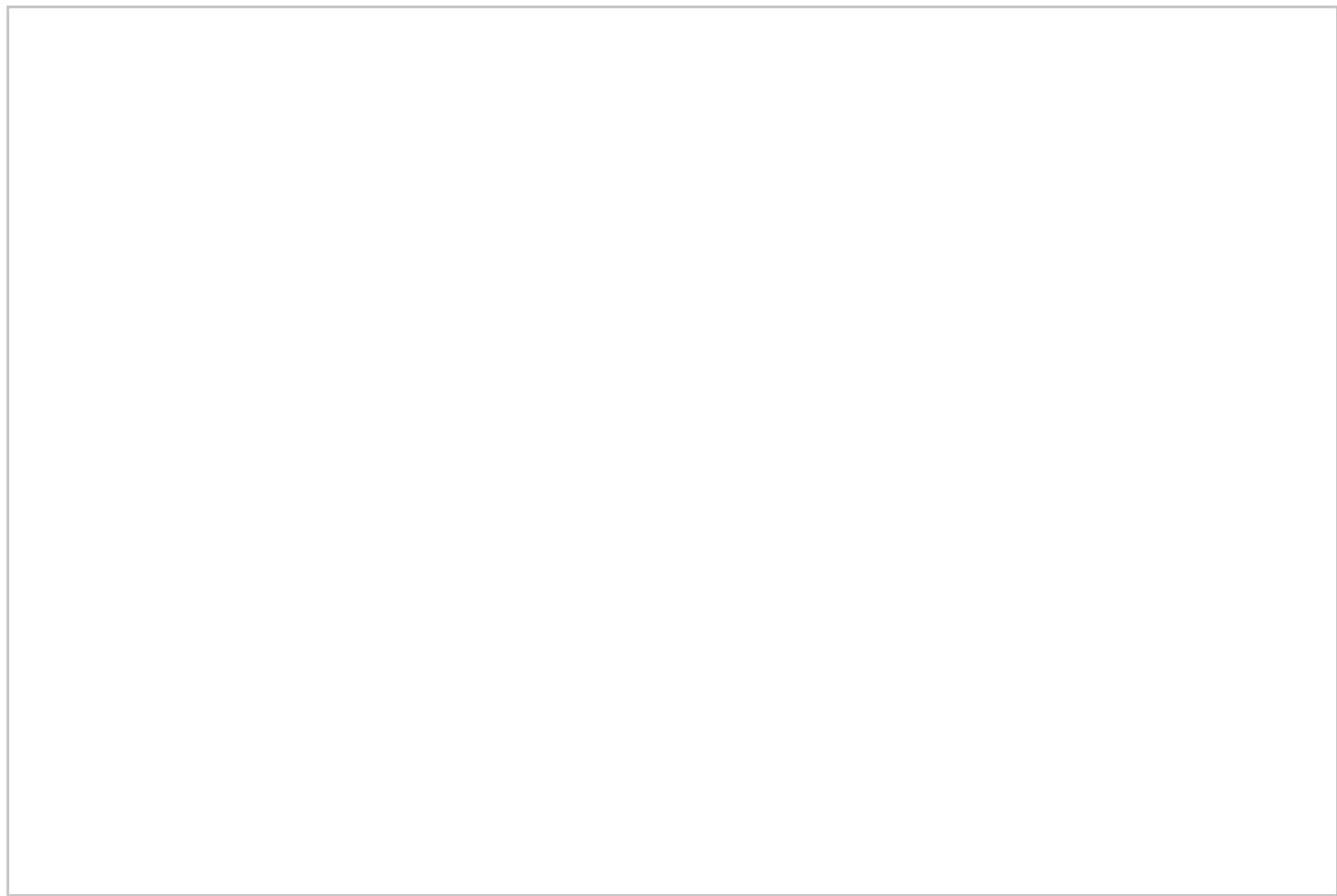
Upon entering, you are welcomed into a bright entrance vestibule that leads to a sitting room, featuring a large window and fire set in a stone-paved hearth. The spacious and inviting living-dining room follows, complete with a multi-fuel stove, varnished wood flooring, and ample space for a dining table, complemented by a useful understairs storage cupboard.

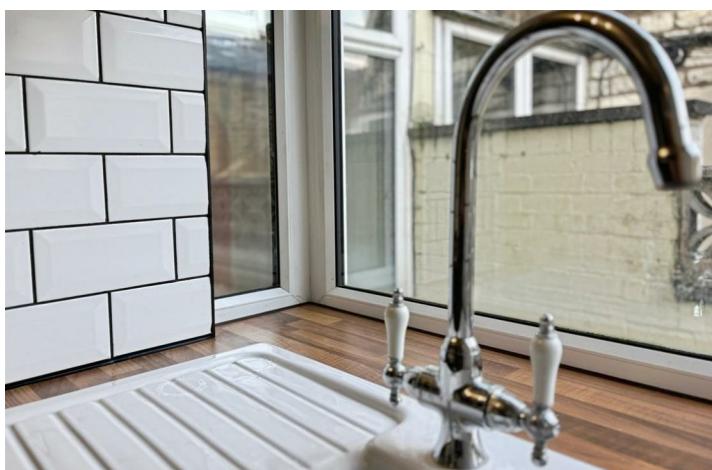
The kitchen is a chef's dream, equipped with a range of base, wall, and drawer units topped with wooden work surfaces. It includes a four-ring gas hob, electric oven, extractor fan, and a Belfast sink. The kitchen conveniently opens to an enclosed rear yarden, perfect for outdoor relaxation. Adjacent to the kitchen, a separate utility room provides additional storage and plumbing for a washing machine and dryer, along with space for a fridge/freezer. A handy downstairs WC adds to the practicality of the home.

On the first floor, you will find two spacious double bedrooms, both bathed in natural light from their large double-glazed windows. The rear bedroom features a walk-in dressing room with fitted storage, enhancing the home's functionality. The bathroom has been tastefully upgraded, ensuring a touch of luxury.

Externally, the property boasts a low-maintenance patio yarden, ideal for enjoying the outdoors without the hassle of extensive upkeep. With its attractive decor and high-quality fixtures throughout, this home on Lower West Avenue is a must-see, and an early viewing is highly recommended to fully appreciate its charm and appeal.

Floorplan







Energy Efficiency Graph

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|--|---------|-------------------------|---|---------|-------------------------|
| | Current | Potential | | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | | <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | | <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | | EU Directive 2002/91/EC | England & Wales | | EU Directive 2002/91/EC |
| | | | | | |

Viewing

Please contact our Hunters Skipton Office on 01756 700544 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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