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BB18 5DJ

Crow Foot Fold, Barnoldswick

Offers In The Region Of £284,950

• Three bedrooms • Off-road parking to the front • Spacious living room with feature fireplace and inset stove • Stylish dining kitchen with direct garden access • Separate laundry room and ground floor WC • Three first-floor bedrooms • Attractive enclosed rear garden • Freehold with EPC rating B

A beautifully presented three-bedroom end terrace home offering spacious and well-planned accommodation, to allocated off-road parking spaces to the front and an attractive enclosed rear garden. The property opens into a useful entrance area with space for cloaks before leading into a generous living room, where a feature fireplace with inset stove creates an appealing focal point. A large window brings in plenty of natural light, while the staircase rises directly to the first floor and a useful understairs cupboard provides additional storage. To the rear, the stylish dining kitchen is fitted with a comprehensive range of contemporary units, contrasting work surfaces, built-in cooking appliances and a hob with extractor above, with ample room for a dining table and chairs. Glazed doors open directly onto the garden, creating an excellent connection between the indoor and outdoor spaces. A separate laundry room and ground floor WC complete the ground floor accommodation. Upstairs, the first floor landing provides access to three bedrooms, including a particularly generous principal bedroom, together with a stylish three-piece bathroom featuring a bath with shower over and glazed screen. Externally, the property benefits from off-road parking to the front, while the enclosed rear garden provides a combination of paved and gravelled areas suited to outdoor seating and everyday enjoyment. Situated in the popular West Craven town of Barnoldswick, the property is well placed for the town centre, local amenities and surrounding countryside. The property is Freehold, falls within Council Tax Band C and has a current EPC rating of B, with a potential rating of A.

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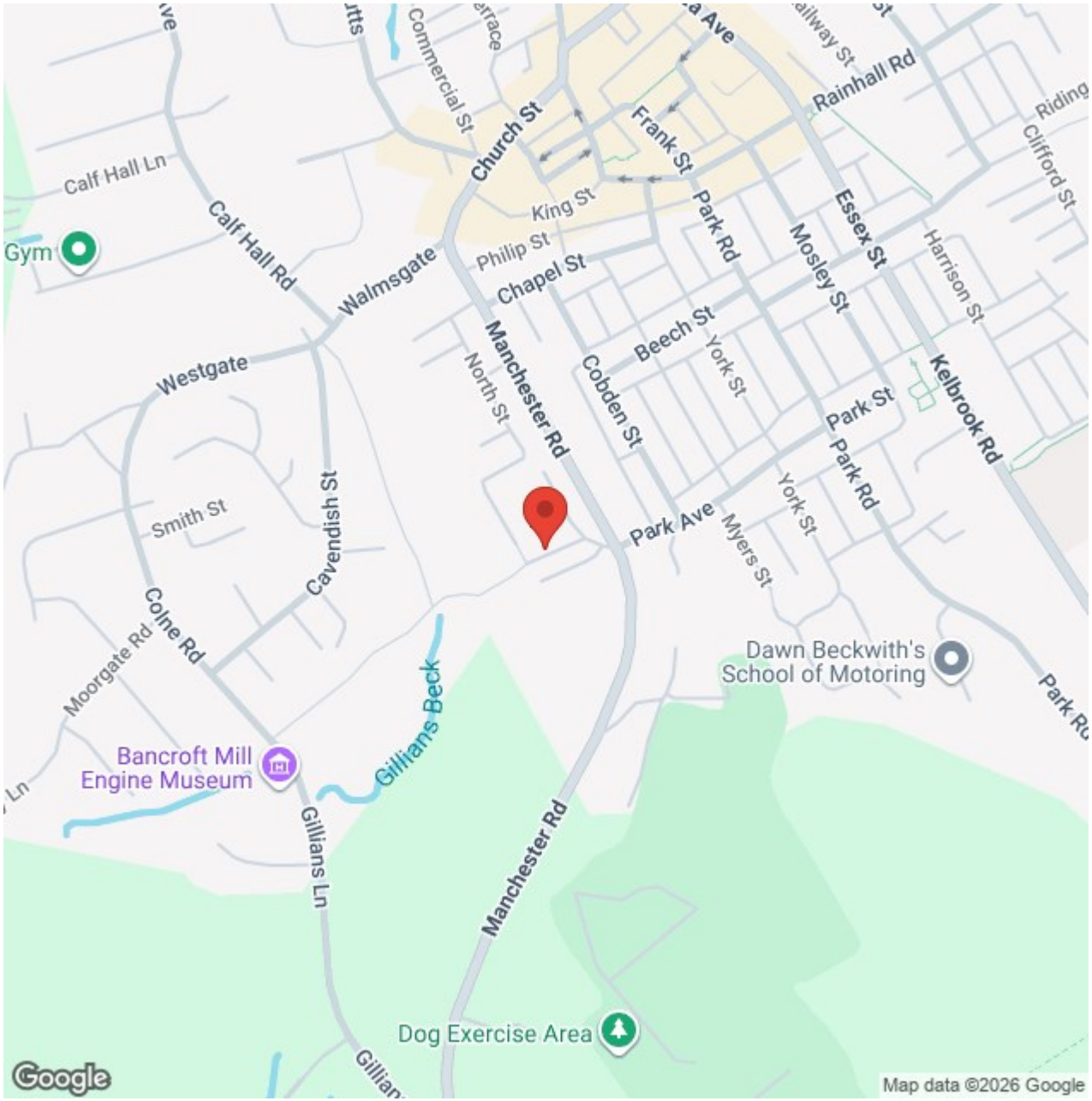
BURNLEY & PENDLE
75 GISBURN ROAD
BARROWFORD
LANCASHIRE. BB9 6DX
T: 01282 560024


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Harrison St
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Manchester Rd
Cobden St
York St
Kelbrook Rd
Westgate
North St
Park St
Park Rd
Smith St
Cavendish St
Park Ave
Myers St
York St
Colne Rd
Moorgate Rd
Dawn Beckwith's School of Motoring
Bancroft Mill Engine Museum
Gillians Beck
Gillians Ln
Manchester Rd
Dog Exercise Area
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A59
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Earby
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Kelbrook
Park Close
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Lancashire

A beautifully presented three-bedroom end terrace home offering spacious and well-planned accommodation, to allocated off-road parking spaces to the front and an attractive enclosed rear garden. The property opens into a useful entrance area with space for cloaks before leading into a generous living room, where a feature fireplace with inset stove creates an appealing focal point. A large window brings in plenty of natural light, while the staircase rises directly to the first floor and a useful understairs cupboard provides additional storage. To the rear, the stylish dining kitchen is fitted with a comprehensive range of contemporary units, contrasting work surfaces, built-in cooking appliances and a hob with extractor above, with ample room for a dining table and chairs. Glazed doors open directly onto the garden, creating an excellent connection between the indoor and outdoor spaces. A separate laundry room and ground floor WC complete the ground floor accommodation. Upstairs, the first floor landing provides access to three bedrooms, including a particularly generous principal bedroom, together with a stylish three-piece bathroom featuring a bath with shower over and glazed screen. Externally, the property benefits from off-road parking to the front, while the enclosed rear garden provides a combination of paved and gravelled areas suited to outdoor seating and everyday enjoyment. Situated in the popular West Craven town of Barnoldswick, the property is well placed for the town centre, local amenities and surrounding countryside. The property is Freehold, falls within Council Tax Band C and has a current EPC rating of B, with a potential rating of A.

GROUND FLOOR

ENTRANCE 4'9" x 3'6" (1.47m x 1.09m)
An entrance area providing access into the living room, with space for cloaks and everyday outerwear.

LIVING ROOM 15'2" x 15'5" (4.64m x 4.70m)
A spacious and well-presented living room offering generous proportions for a range of lounge furniture. A feature fireplace with inset stove provides an attractive focal point, while a large window brings in plenty of natural light. The staircase rises directly from the room to the first floor, with a useful understairs storage cupboard providing practical additional storage. Neutral décor and fitted carpet complete this comfortable setting for everyday living.

DINING KITCHEN 10'10" x 12'4" (3.32m x 3.76m)
A bright and stylish dining kitchen fitted with a comprehensive range of contemporary wall and base units, complemented by contrasting work surfaces and an inset sink. The kitchen incorporates built-in cooking appliances, a hob with extractor above and generous preparation and storage space, while the adjoining dining area comfortably accommodates a table and chairs. Glazed doors open directly onto the rear garden, bringing in plenty of natural light and creating an excellent connection with the outdoor space.

LAUNDRY ROOM 3'10" x 5'2" (1.19m x 1.59m)
A useful separate laundry room positioned off the dining kitchen, with worktop space and room for laundry appliances, providing practical additional household space away from the main kitchen.

GROUND FLOOR WC 4'0" x 5'6" (1.23m x 1.69m)
A well-presented ground floor WC fitted with a low-level WC and wash hand basin, complemented by a tiled splashback and bold decorative wall covering. A frosted window provides natural light and privacy.

FIRST FLOOR / LANDING
A first floor landing providing access to the three bedrooms and bathroom.

BEDROOM ONE 15'0" x 10'11" (4.58m x 3.34m)
A generous principal bedroom offering excellent proportions and ample space for a double bed together with a range of freestanding bedroom furniture. A large window brings in plenty of natural light, while the room is finished in light neutral décor with fitted carpet.

BEDROOM TWO 8'5" x 10'7" (2.58m x 3.23m)
A well-proportioned second bedroom with space for twin beds and additional bedroom furniture. A large window provides good natural light, while the room is finished in light neutral décor with fitted carpet.

BEDROOM THREE 6'3" x 9'1" (1.93m x 2.77m)
A well-presented third bedroom with space for a single bed and additional storage furniture. A window provides good natural light, while the room is finished in light décor with fitted carpet.

BATHROOM 8'5" x 4'3" (2.59m x 1.30m)
A stylish bathroom fitted with a three-piece suite comprising a panelled bath with shower over and glazed screen, low-level WC and wash hand basin set within a vanity unit. The room is finished with contemporary tiling and also benefits from a chrome heated towel rail.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/crowfootfoldbarnoldswick

LOCATION
Crow Foot Fold is situated within the popular West Craven town of Barnoldswick, a well-established town offering a broad range of independent shops, cafés, everyday services and leisure facilities. Barnoldswick retains a traditional market-town character and is surrounded by attractive countryside, while established parks include Victory Park and Letcliffe Park. Road connections provide access towards Colne and the M65 via the A56, while the nearby A59 offers routes towards Skipton and further into North Yorkshire. For rail travel, services are available from Colne station, making Barnoldswick an appealing choice for those seeking everyday town amenities alongside convenient access to the wider Pendle and Yorkshire areas.

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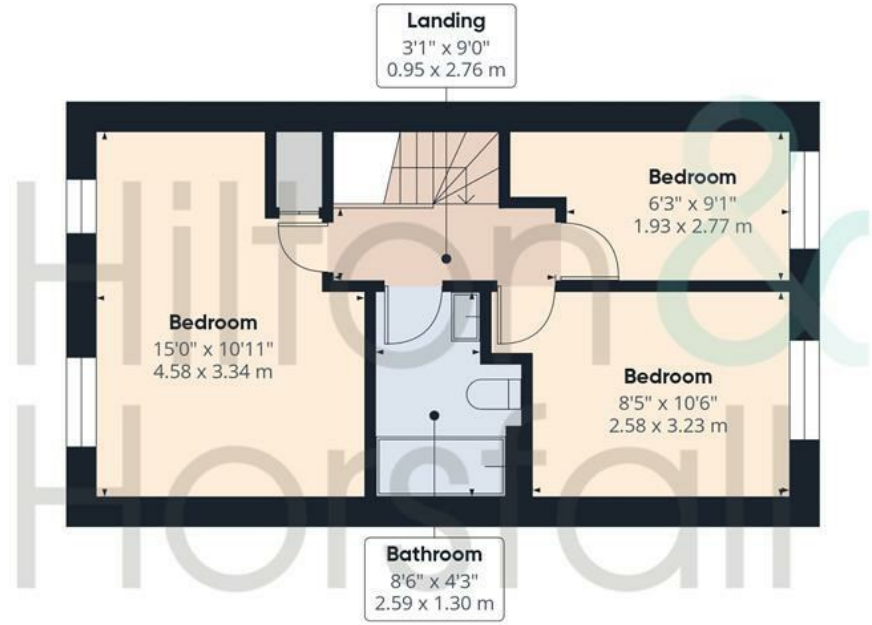
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OUTSIDE

To the front, the property benefits from two allocated parking spaces, providing off road parking. To the rear is an attractive enclosed garden arranged across different levels, with a paved patio providing space for outdoor seating together with a raised gravelled area. Stone walling and fencing create a defined outdoor space, while glazed doors from the dining kitchen provide convenient direct access between the house and garden.



Ground Floor



Floor 1



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Approximate total area(1)

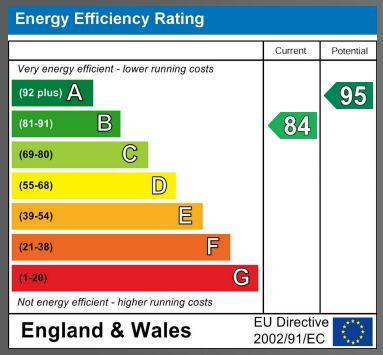
827 ft²

76.9 m²

(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.


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75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. 01282 560024