



# NEW TAYLOR FOLD, BRIERCLIFFE, BB10 2LP

[NO CHAIN]



Occupying a slightly elevated position within an attractive and imaginatively designed development close to the heart of Harle Syke, this charming stone-built mews property offers well-presented, cottage-style accommodation ideal for first-time buyers and couples. Conveniently located within walking distance of local shops, schools and bus routes into Burnley town centre, and within easy reach of the scenic Briercliffe countryside and Thursden Valley, the property features inviting living spaces, two bedrooms and scope for further modernisation. Externally, there are neat lawned gardens to the front and rear, along with a driveway leading to a detached garage, providing ample off-road parking.



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The Property  
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Occupying a slightly elevated position within this attractive and imaginatively designed development, close to the heart of Harle Syke, this charming stone-built mews property offers an excellent opportunity for a variety of buyers.

Ideally situated within comfortable walking distance of a local shopping parade, well-regarded schools, and regular bus routes along Burnley Road providing easy access to Burnley town centre, the property also enjoys close proximity to the picturesque Briercliffe countryside and the scenic Thursden Valley beyond.

This delightful home showcases a characterful cottage-style influence, combined with the benefits of modern living. The well-proportioned accommodation is both practical and inviting, featuring attractive living spaces and two bedrooms. While already benefiting from modern comforts, the property presents exciting scope for further modernisation, allowing prospective purchasers to personalise and add value.

Externally, the home is complemented by neatly maintained lawned gardens to both the front and rear, along with a generous driveway leading to a detached garage, providing ample off-road parking and additional storage.

An ideal purchase for first-time buyers, couples, or those seeking a home with potential in a desirable location.

**BRIEFLY COMPRISING:- ENTRANCE HALLWAY, ATTRACTIVE LOUNGE & DINING KITCHEN, TWO BEDROOMS, BATHROOM, LAWNED GARDENS BOTH FRONT & REAR, LONG TARMACADAM DRIVEWAY TO DETACHED GARAGE. VIEWING RECOMMENDED.**

## The Accommodation Afforded is as follows:-

### UPVC Entrance Door

Having twin frosted double glazed centre panels and opening into:-

### Entrance Hallway

**5'01" x 3'10"** Stairs (2'10") ascending to the first floor level, radiator. Gloss panelled door from hallway and opening into:-



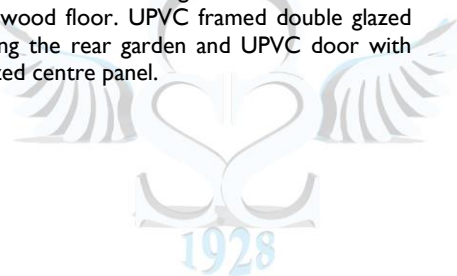
### Reception Room One

**14'07" x 9'03"** Feature polished wood fireplace with marble inlay/hearth and inset coal effect living flame gas fire, laminate wood floor, radiator. UPVC framed double glazed window to the front elevation, understairs storage cupboard. Gloss panelled door to:-



### Dining Kitchen

**7'09" x 12'07"** Modern composite sink unit and drainer with cupboards under, matching range of wall and base units incorporating oven/grill and four ring gas hob with concealed extractor canopy over, coordinating worktops and part tiled walls, plumbing for washing machine, space for under counter fridge, wall mounted Main gas combination boiler, radiator, laminate wood floor. UPVC framed double glazed window overlooking the rear garden and UPVC door with frosted double glazed centre panel.



## First Floor Landing

5'06" x 6'02" Return spindle balustrade, loft access point. Gloss panelled doors leading from landing and opening into:-



## Bedroom One

11'01" x 12'10" Inbuilt storage cupboard (4'0" x 3'03" over the stairs), wall light points, fitted wardrobes. Two framed double glazed windows to the front elevation.



## Bedroom Two

11'05" x 7'02" UPVC framed double glazed window to the rear elevation, radiator.



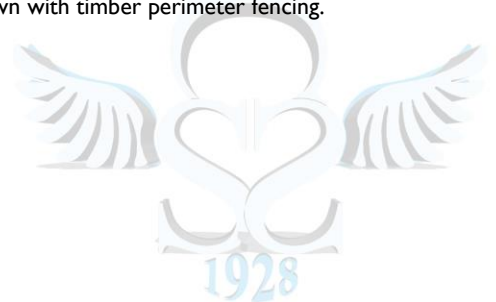
## Bathroom

8'0" x 6'03" Three piece white suite incorporating panelled bath with chrome mixer shower fittings, tiled area and glazed screen over, pedestal wash basin with tiled splashback and low-level WC, extractor, radiator. UPVC framed frosted double glazed window to the rear elevation.



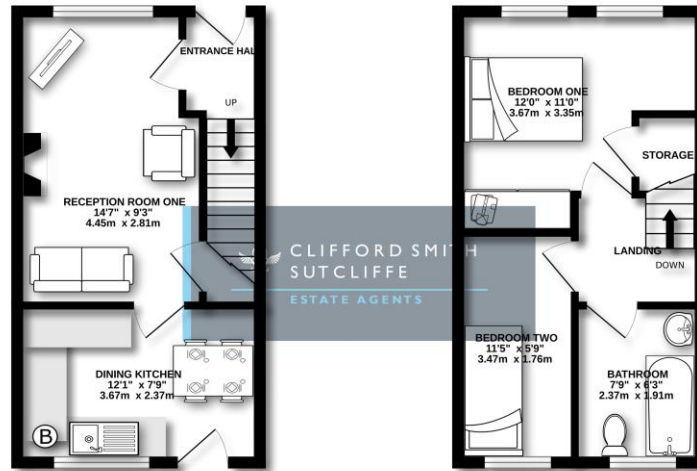
## Outside

Neat lawned garden to the front with dry-stone walling, tarmac driveway extending to the side and leading to a detached garage [18'03" x 8'05"] having up-and-over door, power and lighting installed. Private enclosed rear garden laid mainly to lawn with timber perimeter fencing.



GROUND FLOOR  
266 sq.ft. (24.7 sq.m.) approx.

FIRST FLOOR  
269 sq.ft. (25.0 sq.m.) approx.



TWO BEDROOM MEWS-STYLE HOUSE

TOTAL FLOOR AREA: 535 sq.ft. (49.7 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and other details are approximate and no responsibility is taken for any errors or omissions in the floorplan. It is the purchaser's responsibility to verify the details for their own prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Tenure : Freehold**

**Energy Performance Certificate Rating : D**

**Council Tax Band : B**

**Approximate Square Footage : 535 SqFt / 49.7 SqM**

**Services :**  
Mains supplies of gas, water and electricity.

**Viewing :**  
By appointment with our Burnley office.

