



Hilton &
Horsfall

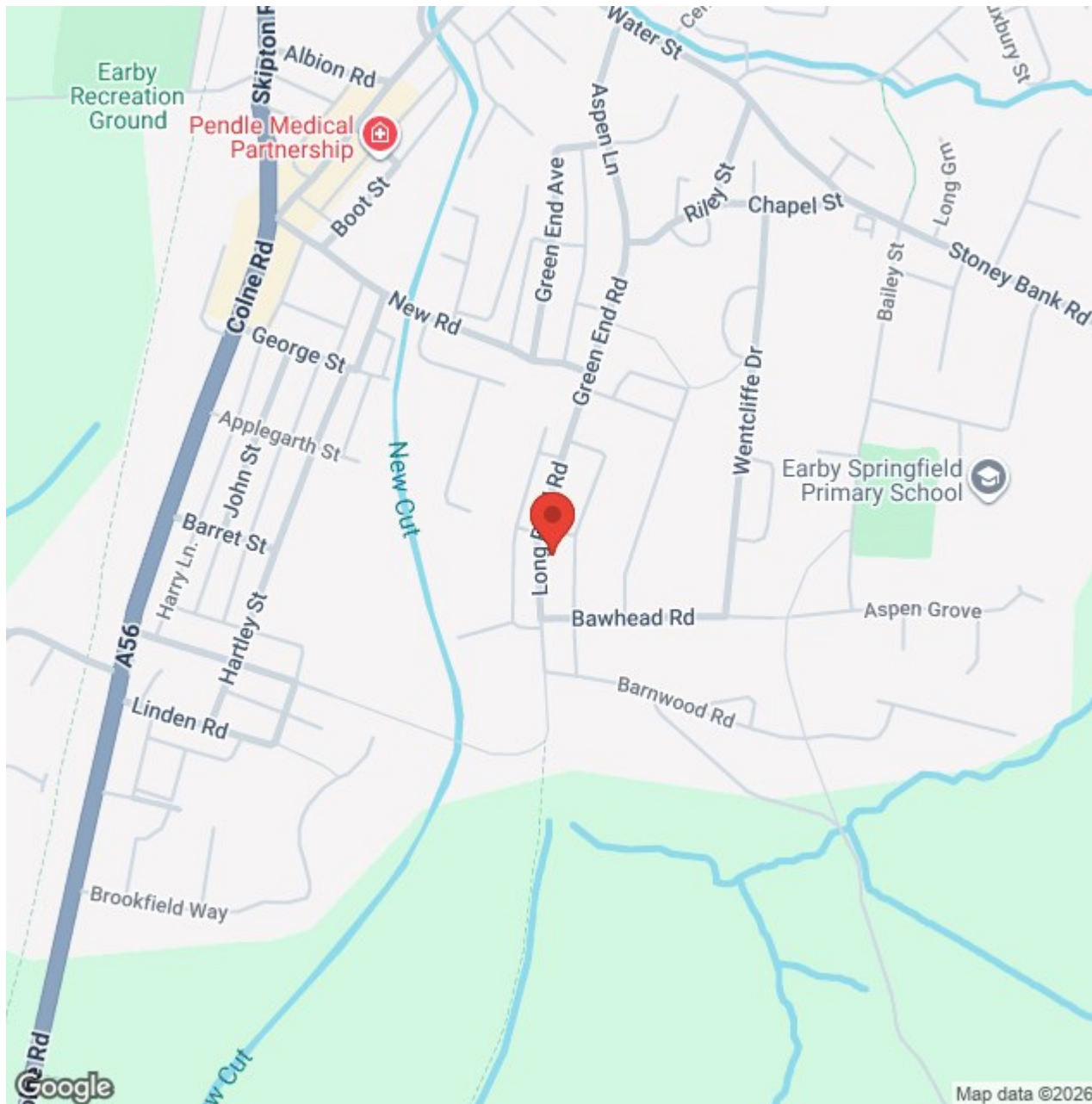
BB18 6NZ

Longroyd Road, Barnoldswick Offers In The Region Of £160,000

- Stone-built mid-terrace home • Two reception rooms • Two bedrooms plus attic room • Ground floor WC • Rear yard with countryside views • No onward chain

An excellent opportunity to acquire this deceptively spacious stone-built mid-terrace dwelling situated within a popular area of Earby. Offering accommodation arranged over three floors, the property briefly comprises a welcoming sitting room, a generous living/dining room with pleasant views to the rear, a fitted kitchen and a ground floor WC. To the first floor are two well-proportioned bedrooms and a three-piece bathroom suite, whilst the second floor provides a useful attic room offering excellent versatility for a variety of uses. Externally there is a forecourt to the front and an enclosed rear yard enjoying attractive views towards the surrounding countryside. Conveniently located for local amenities, schools and transport links, this property would make an ideal purchase for first-time buyers, young families, downsizers or investors alike. Available with no onward chain.







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Lancashire

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GROUND FLOOR

ENTRANCE VESTIBULE

SITTING ROOM 12'0" x 14'1" (3.68m x 4.30m)

A well-proportioned sitting room positioned to the front of the property, offering ample space for a range of furniture arrangements. A large uPVC double glazed window allows for plenty of natural light, creating a bright and welcoming atmosphere. The room is finished in neutral tones and provides an ideal space for relaxing or entertaining guests, with an open archway leading through to the living/dining room beyond.

LIVING / DINING ROOM 13'9" x 12'8" (4.21m x 3.88m)

A spacious and versatile living/dining room positioned to the rear of the property, providing ample space for both lounge and dining furniture. A large uPVC double glazed window enjoys a pleasant outlook towards the surrounding countryside and allows for plenty of natural light. The room benefits from useful built-in storage cupboards and offers an ideal setting for both everyday living and entertaining. An open archway leads through to the front sitting room, whilst a doorway provides access to the fitted kitchen.

KITCHEN 12'2" x 4'5" (3.71m x 1.35m)

A fitted kitchen offering a range of matching wall and base units with contrasting work surfaces, incorporating a stainless steel sink and drainer. There is space for freestanding appliances along with an electric cooker point. The kitchen benefits from a uPVC double glazed window and external door providing access to the rear yard, whilst recessed spotlights complete the space. A useful ground floor WC is positioned just off the kitchen.

GROUND FLOOR WC 2'8" x 5'1" (0.83m x 1.57m)

FIRST FLOOR / LANDING

BEDROOM ONE 12'1" x 14'2" (3.70m x 4.32m)

A generously sized double bedroom positioned to the front of the property, offering ample space for a range of bedroom furniture. The room benefits from a large uPVC double glazed window allowing for plenty of natural light, together with fitted storage cupboards providing useful built-in wardrobe space. This well-proportioned room enjoys a pleasant outlook and would comfortably accommodate a king-size bed along with additional furnishings.

BEDROOM TWO 9'8" x 8'7" (2.95m x 2.62m)

A well-proportioned second bedroom positioned to the rear of the property, enjoying pleasant far-reaching views towards the surrounding countryside. The room provides ample space for bedroom furnishings and benefits from a large uPVC double glazed window which allows plenty of natural light to flood the space. Ideal as a guest bedroom, child's room or home office, this versatile room would suit a variety of needs.

BATHROOM 11'5" x 4'1" (3.48m x 1.25m)

A three-piece bathroom suite comprising a panelled bath with shower attachment over, pedestal wash hand basin and low level WC. The room benefits from a frosted uPVC double glazed window providing natural light whilst maintaining privacy, along with useful built-in storage and a wall mounted gas combination boiler. A functional bathroom serving both bedrooms and completing the first floor accommodation.

SECOND FLOOR

ATTIC ROOM 16'4" x 12'10" (4.98m x 3.93m)

A useful attic room accessed via a staircase from the first-floor landing, offering a versatile space that could be utilised as a hobby room, home office, occasional guest room or for additional storage. The room benefits from a Velux roof window allowing natural light to flood the space, together with useful eaves storage. Purchasers should note that whilst this is a fantastic additional area, it is not classified as a habitable bedroom.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/longroyd-road-earby>

LOCATION

Situated within a popular and well-established residential area of Earby, this property enjoys a convenient position close to a wide range of local amenities including shops, cafés, supermarkets and healthcare facilities. Earby offers excellent transport links to neighbouring towns such as Barnoldswick, Colne and Skipton, making it ideal for commuters. The area is also surrounded by beautiful open countryside, providing an abundance of scenic walks and outdoor pursuits right on the doorstep. Well-regarded primary and secondary schools are within easy reach, making this an excellent location for first-time buyers, young families and downsizers alike.

PUBLISHING

PROPERTY DETAIL



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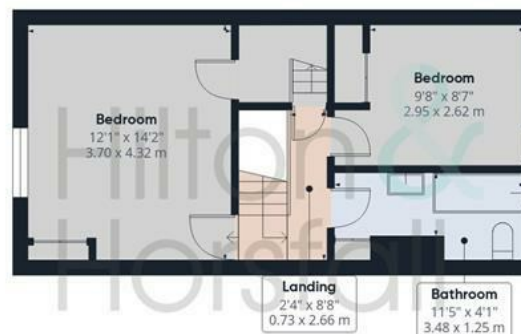
OUTSIDE

To the front of the property is a forecourt enclosed by a low stone wall, enhancing the attractive stone-built façade and providing excellent kerb appeal. To the rear is an enclosed paved yard offering a low-maintenance outdoor space ideal for relaxing or entertaining. The rear aspect enjoys pleasant views towards the surrounding countryside, creating a lovely backdrop and adding to the property's appeal. An external store and gated access complete the outside accommodation.





Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1045 ft²

97.1 m²

Reduced headroom

5 ft²

0.5 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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