





Hilton &  
Horsfall

BB18 6AJ

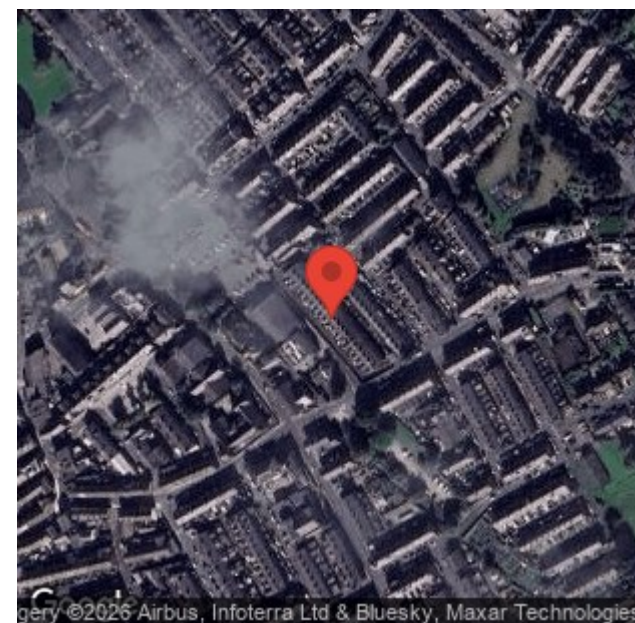
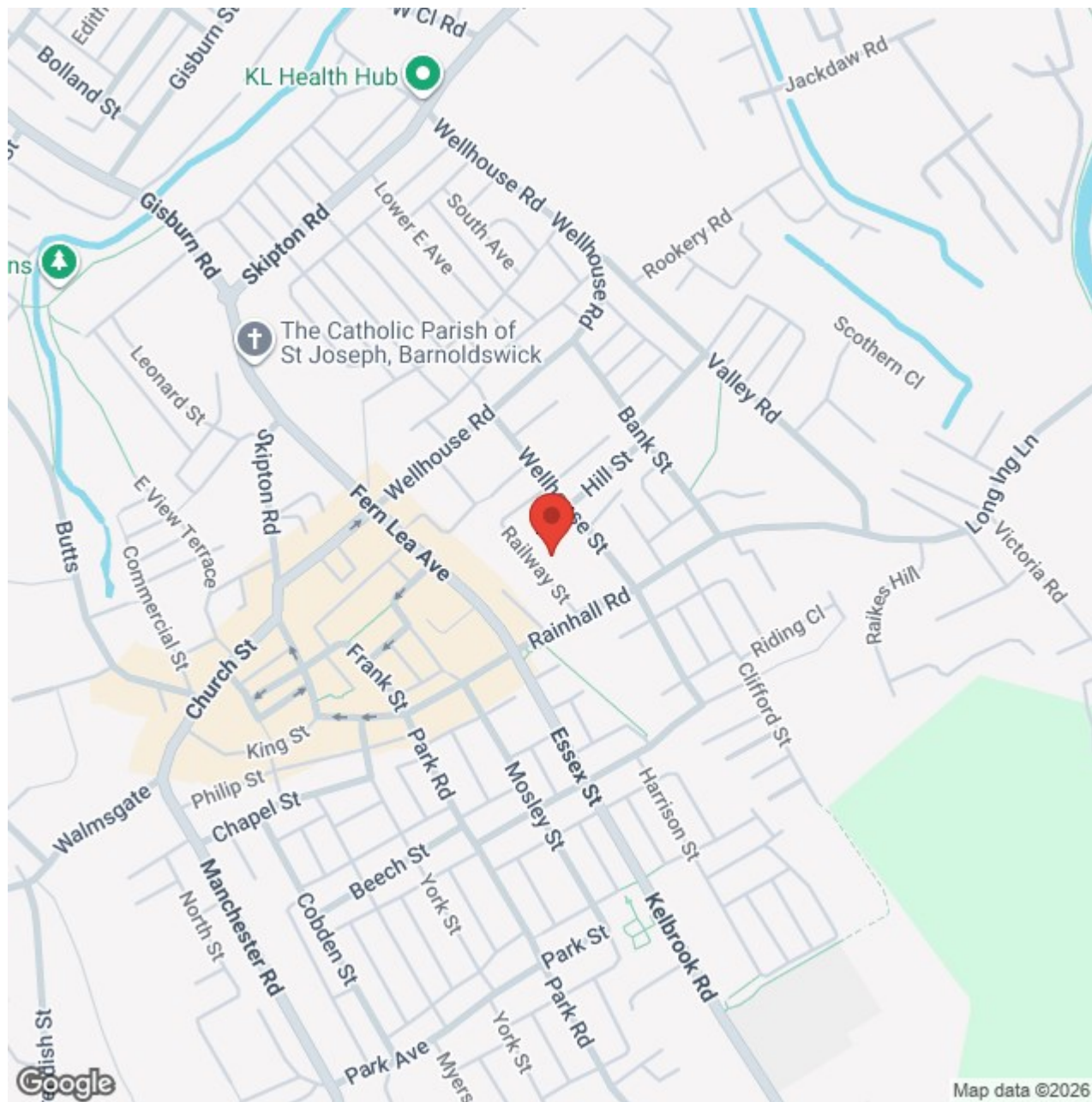
## Railway Street, Barnoldswick

### Offers In The Region Of £140,000

- Mid-terrace stone-built property
- Two well-proportioned bedrooms
- Two reception rooms
- Spacious shower room
- Enclosed rear yard with storage outhouse
- Ideal for first-time buyers or investors

A charming stone-built mid-terrace home situated in a popular residential area of Barnoldswick, offering well-proportioned living accommodation throughout. The property briefly comprises a welcoming sitting room to the front with a feature fireplace, a spacious rear living room providing additional reception space, and a fitted kitchen to the rear with access out to the yard. To the first floor are two good-sized bedrooms and a generously proportioned shower room. Externally, the property enjoys a low-maintenance enclosed rear yard, ideal for sitting out, along with the added benefit of a useful storage outhouse. This is a fantastic opportunity for first-time buyers, downsizers or investors, offering a home with great potential in a convenient location close to local amenities, schools and transport links.







## Lancashire

A charming stone-built mid-terrace home situated in a popular residential area of Barnoldswick, offering well-proportioned living accommodation throughout. The property briefly comprises a welcoming sitting room to the front with a feature fireplace, a spacious rear living room providing additional reception space, and a fitted kitchen to the rear with access out to the yard. To the first floor are two good-sized bedrooms and a generously proportioned shower room. Externally, the property enjoys a low-maintenance enclosed rear yard, ideal for sitting out, along with the added benefit of a useful storage outhouse. This is a fantastic opportunity for first-time buyers, downsizers or investors, offering a home with great potential in a convenient location close to local amenities, schools and transport links.

### GROUND FLOOR

#### ENTRANCE

#### HALLWAY

#### SITTING ROOM 12'2" x 9'5" (3.73m x 2.89m)

A light and welcoming sitting room positioned to the front of the property, benefitting from a large window allowing for plenty of natural light. The room features a central fireplace with decorative surround, along with useful alcove spaces ideal for storage or display. A comfortable and versatile reception room, perfect for relaxing or entertaining.

#### LIVING ROOM 13'9" x 13'5" (4.21m x 4.11m)

A spacious and versatile second reception room positioned to the rear of the property, offering ample space for both living and dining furniture. The room features a central fireplace with decorative surround and benefits from a large window allowing in plenty of natural light. With direct access through to the kitchen, this room provides an ideal space for everyday living and entertaining.

#### KITCHEN 13'3" x 5'2" (4.05m x 1.58m)

A fitted kitchen positioned to the rear of the property, comprising a range of wall and base units with

complementary work surfaces, incorporating a sink and drainer. The room provides space for freestanding appliances and benefits from a window allowing in natural light, along with access out to the rear yard. A practical and functional space with good potential for modernisation.

### FIRST FLOOR / LANDING

#### BEDROOM ONE 14'10" x 8'10" (4.53m x 2.70m)

A well-proportioned double bedroom positioned to the front of the property, offering a bright and airy feel thanks to a large window allowing in plenty of natural light. The room provides ample space for bedroom furnishings and presents a comfortable and relaxing environment.

#### BEDROOM TWO 13'7" x 9'8" (4.16m x 2.96m)

A generously sized second bedroom positioned to the rear of the property, offering a pleasant outlook and a good degree of privacy. The room is well-proportioned and versatile, making it ideal as a guest bedroom, home office or additional living space.

#### SHOWER ROOM 13'8" x 5'2" (4.18m x 1.60m)

A spacious shower room fitted with a walk-in shower enclosure, low level WC and a vanity wash basin with storage beneath. The room is complemented by a frosted window providing natural light while maintaining privacy, creating a bright and functional space.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/railwaystreetbarnoldswick>

### LOCATION

Situated in a popular and convenient area of Barnoldswick, this property is ideally located for access to a range of local amenities including shops, cafés, supermarkets and well-regarded schools. The town centre is within close proximity, offering everything needed for day-to-day living, while excellent transport links provide easy access to neighbouring towns such as Colne, Skipton and beyond. The surrounding countryside is also just a short distance away, perfect for those who enjoy scenic walks and outdoor pursuits.

### PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. [www.hilton-horsfall.co.uk](http://www.hilton-horsfall.co.uk)

### PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.



BB18 6AJ

## OUTSIDE

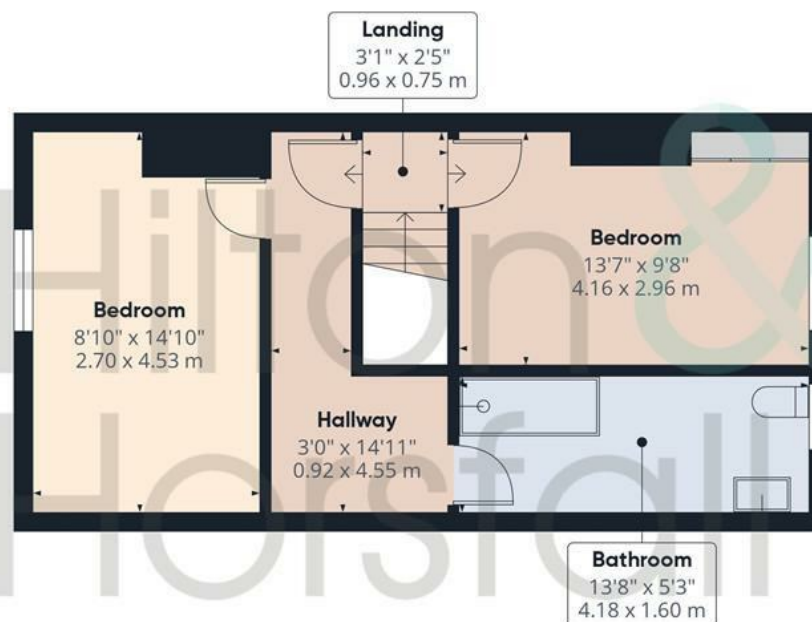
A charming stone-built mid-terrace property positioned within a popular and well-established residential area of Barnoldswick. The home benefits from traditional kerb appeal with a walled frontage and gated access.

To the rear is a low-maintenance enclosed yard offering a pleasant space to sit out, along with the added advantage of a useful storage outhouse.





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

927 ft<sup>2</sup>

86.1 m<sup>2</sup>

(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.



Hilton &  
Horsfall



Hilton &  
Horsfall

75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. 01282 560024