16 Quaker Rise

Brierfield, Nelson

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

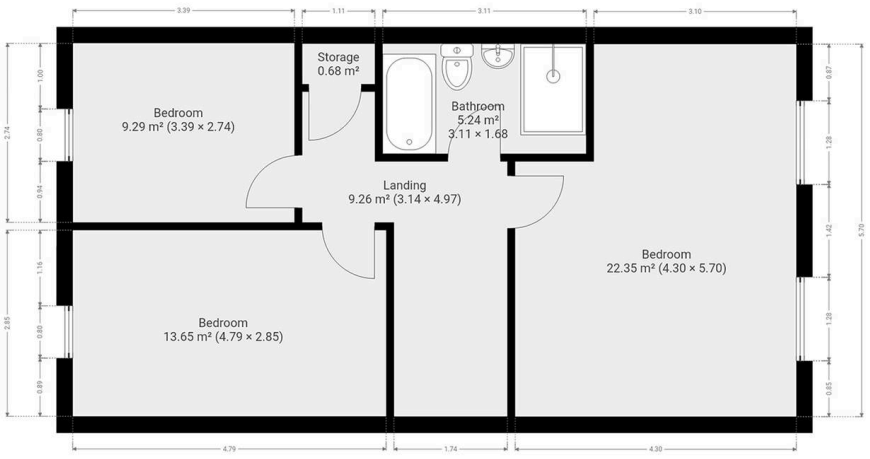
- Freehold Tenure
- Accommodation Spanning Four Floors
- Four/ Five Bedrooms
- Multiple Reception Rooms
- Multi Use Gym Space
- Double Driveway
- Canal Views
- Character Mill Conversion
- Motorway and Rail Links
- Council Tax Band D

Lower Ground Floor

A beautifully appointed lower ground level that perfectly balances comfort and versatility. The standout feature is a stunning, cosy sitting room—an inviting retreat ideal for relaxing evenings, enhanced by its intimate atmosphere and characterful setting. In addition, there is an impressive 24.10 m² multi-functional space, previously utilised as a gym, offering excellent flexibility for a variety of uses such as a home office, studio, or additional reception area. A separate storage space adds further practicality. This entire level enjoys a unique outlook over the Leeds & Liverpool Canal, creating a tranquil and highly desirable waterside backdrop.

Ground Floor

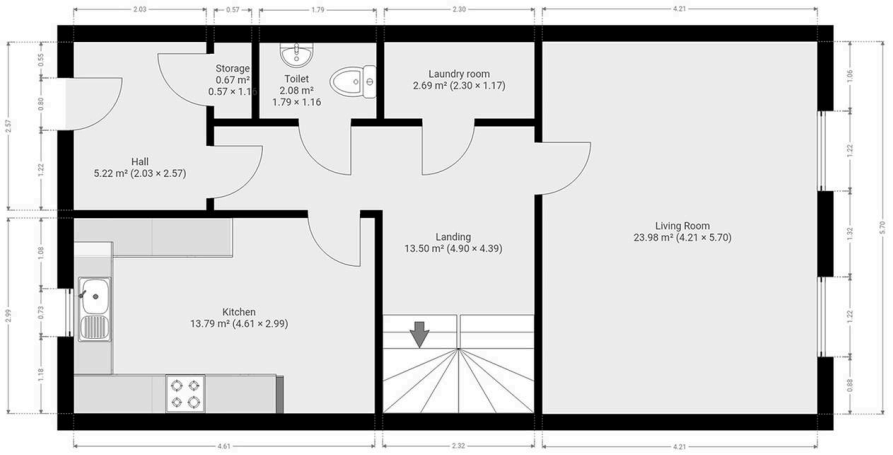
The ground floor is thoughtfully arranged to provide both functional living and impressive entertaining space. A welcoming entrance hall leads through to a well-proportioned kitchen, fitted in a classic galley style with ample storage and preparation space—perfect for everyday living. To the rear, a substantial living room spans the width of the property, flooded with natural light from large windows and offering delightful canal-side views. This generous reception space comfortably accommodates both seating and dining areas, making it ideal for hosting or relaxing with family. Additional conveniences on this floor include a separate WC, a useful storage cupboard, and a dedicated laundry room, all contributing to the practicality of the home.



FARDELLA & BELL

Total Property Area: approx - 241 Sq Meters (2,594 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details area guarenteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error.



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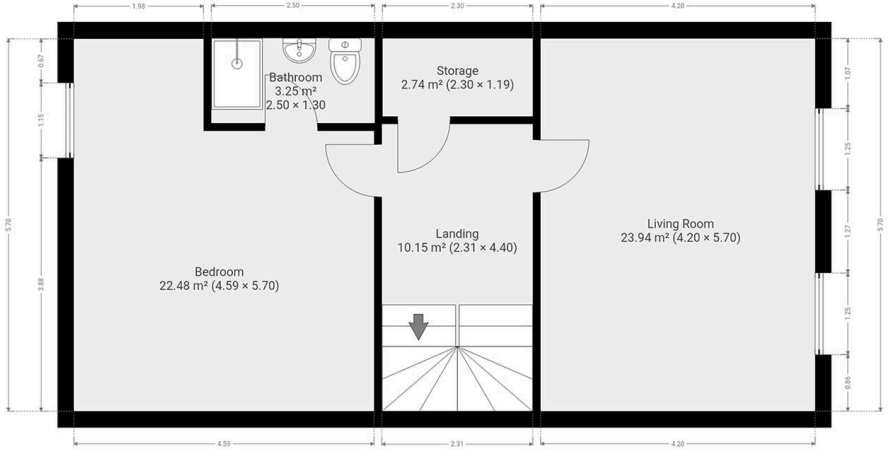

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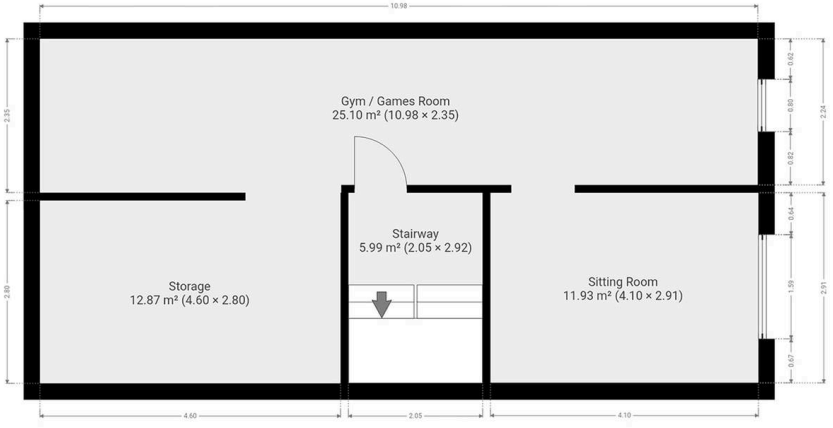

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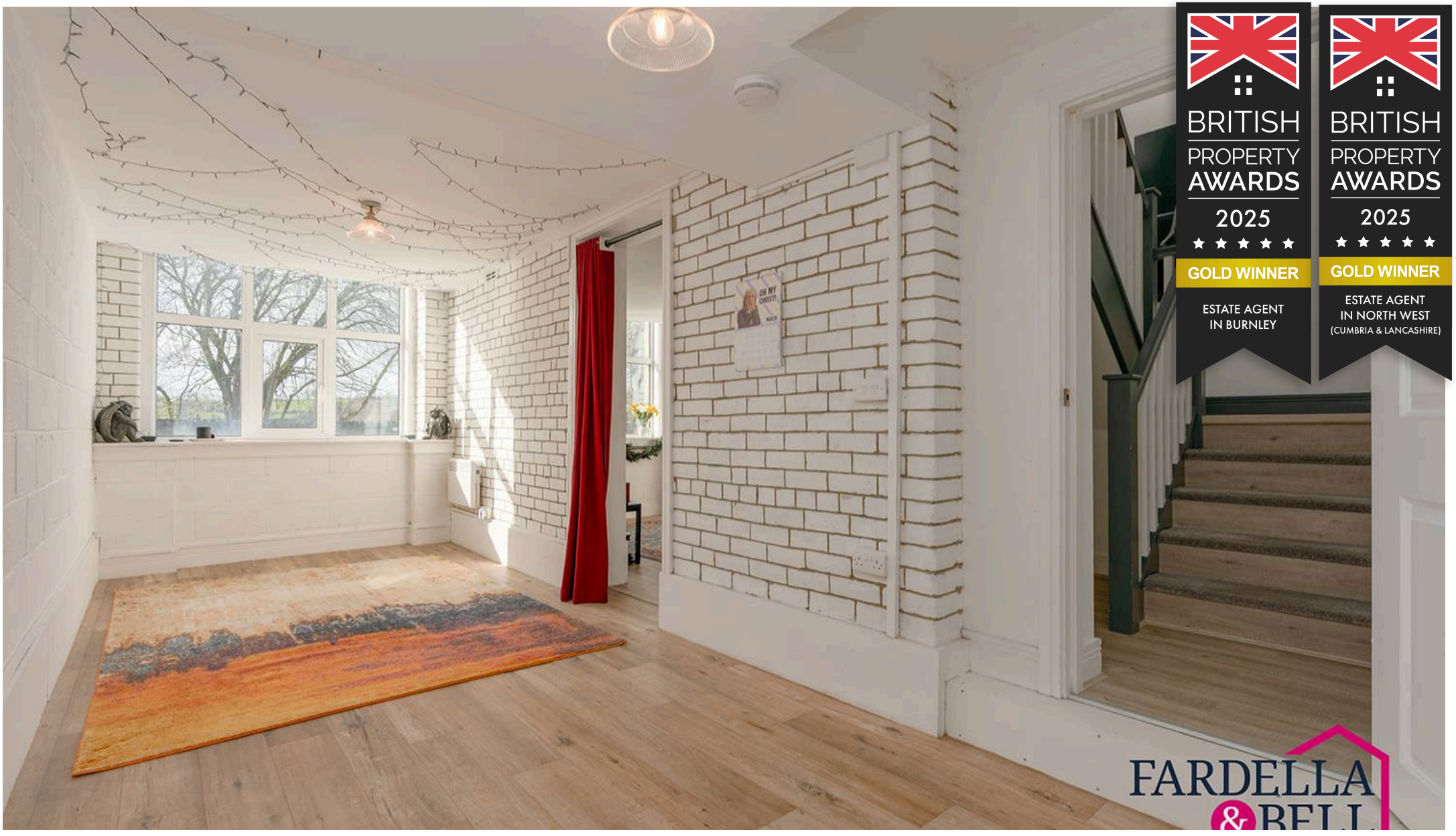
First Floor

The first floor provides well-balanced accommodation centred around a spacious landing. Here you will find three bedrooms, each offering its own character and proportions. The principal bedroom is particularly impressive, benefitting from generous dimensions and a bright, airy feel. Two further bedrooms provide flexible options for family living, guest accommodation, or home working. A stylish family bathroom serves this level, fitted with a bath, separate shower, and contemporary fixtures. A further storage area adds to the home's functionality.

Second Floor

Occupying the uppermost level, the second floor offers a superb private retreat. A large bedroom spans one side of the property, featuring excellent proportions and a peaceful ambiance. Opposite, an additional expansive reception room provides exceptional versatility—ideal as a lounge, studio, or potential additional bedroom if required. This floor also benefits from a further bathroom and storage space, making it a highly adaptable level suited to a variety of lifestyles.



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