



Hilton &
Horsfall

BB18 5BD

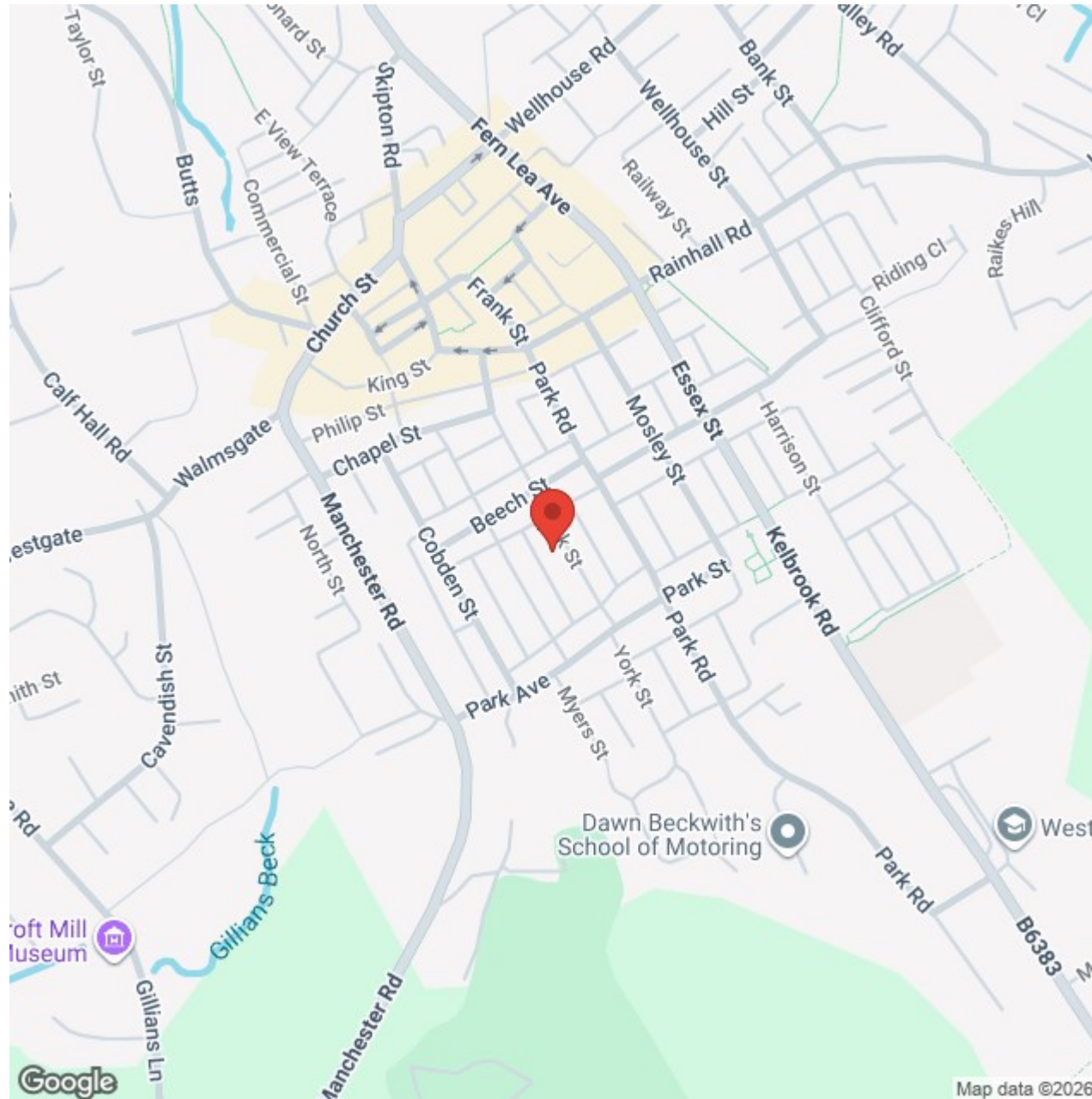
York Street, Barnoldswick

Offers In The Region Of £185,000

- Beautifully presented three-bedroom stone-built terraced property
- Spacious accommodation arranged over multiple levels
- Generous dining kitchen plus separate laundry room
- Useful cellar providing excellent additional storage
- Impressive top-floor bedroom with superb far-reaching views
- Enclosed paved rear yard with gated access

A beautifully presented three-bedroom stone-built terraced property, offering spacious and well-appointed accommodation arranged over multiple levels in a convenient Barnoldswick location. The property has been maintained to a high standard and combines attractive character features with modern finishes, including a welcoming living room with bay window and feature fireplace, a generous dining kitchen, separate laundry room and useful cellar storage. To the upper floors are three bedrooms, a well-presented family bathroom and an additional WC serving Bedroom Three, together with a useful low-level dressing/storage area. The impressive top-floor bedroom is a particular highlight, enjoying superb far-reaching views across the surrounding rooftops and countryside beyond. Externally, there is an enclosed paved rear yard with gated access. Offering generous accommodation throughout and positioned within easy reach of Barnoldswick town centre, local schools and surrounding countryside, this is a superb home which should appeal to a wide range of buyers.







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Lancashire

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GROUND FLOOR

ENTRANCE HALL

With cloaks and leading to:

FIRST FLOOR / LANDING

LIVING ROOM 9'11" x 12'2" (3.04m x 3.72m)

A beautifully presented living room positioned to the front of the property, featuring a large bay window which allows plenty of natural light into the room. The focal point is an attractive fireplace with exposed brick detailing and timber mantel, complemented by decorative coving, neutral décor and fitted carpet. A well-proportioned and comfortable reception room with ample space for a range of freestanding furniture.

DINING KITCHEN 13'1"/16'4" x 12'0" (4/05m x 3.67m)

A spacious dining kitchen positioned to the rear of the property, fitted with a range of matching wall and base units with contrasting work surfaces, tiled splashbacks and inset sink unit. There is space for a freestanding cooker and fridge freezer, together with ample room for a dining table and chairs. Further features include contemporary flooring, recessed ceiling spotlights, a rear-facing window and an external door providing access to the rear yard.

UTILITY 3'2" x 3'5" (0.99m x 1.06m)

LAUNDRY ROOM 9'1" x 3'5" (2.78m x 1.06m)

A useful separate laundry room positioned to the rear of the property, with space and plumbing for a washing machine and further appliance space. A rear-facing window provides natural light, while an external door gives direct access to the enclosed rear yard.

SECOND FLOOR / LANDING

A bright and well-presented second floor landing, providing access to the two bedrooms and family bathroom, with a further staircase rising to the upper floor. Finished with neutral décor and fitted carpet, the space features traditional spindle balustrading and useful built-in storage.

BEDROOM ONE 13'2" x 11'0" (4.03m x 3.37m)

A spacious double bedroom positioned to the front of the property, featuring a large window which provides plenty of natural light and a pleasant open feel. The room is well presented with neutral décor and fitted carpet, while an attractive cast iron-style fireplace provides a characterful focal point. There is ample space for a large bed and a range of freestanding bedroom furniture.

BEDROOM TWO 7'3" x 9'8" (2.22m x 2.95m)

A well-proportioned second bedroom positioned to the rear of the property, with a rear-facing window providing natural light. The room is neatly presented with neutral décor and fitted carpet, and offers space for a bed together with additional bedroom furniture or a desk area.

BATHROOM 5'6" x 6'7" (1.69m x 2.02m)

A well-presented bathroom fitted with a three-piece suite comprising a panelled bath with shower over and glazed screen, pedestal wash basin and low-level WC. The room is finished with tiled walls, a chrome heated towel rail and practical flooring, with a rear-facing window providing natural light and ventilation.

THIRD FLOOR

BEDROOM THREE 12'0" x 9'0" (3.66m x 2.76m)

A generously proportioned third bedroom occupying the upper floor, with sloping ceilings and exposed structural beams adding character to the space. A large front-facing window enjoys far-reaching views and provides plenty of natural light, while useful eaves storage is built into the room. Finished with neutral décor and fitted carpet, the room offers ample space for a double bed and additional bedroom furniture.

WC 3'8" x 3'3"/118'1" (1.13m x 1/36m)

A useful en-suite WC accessed directly from Bedroom Three, fitted with a low-level WC and wall-mounted wash basin with tiled splashback. Finished in neutral tones, the room provides convenient additional facilities to the upper floor.

DRESSING AREA / STORAGE 13'4" x 4'7" (4.08m x 1.41m)

Accessed directly from Bedroom Three, this useful low-level dressing and storage area provides excellent additional space for clothing, belongings and general household storage. Due to the restricted ceiling height, the area is not suitable for use as a conventional room but offers a practical and versatile extension to the bedroom.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/york-street-banarnoldswick>

LOCATION

Situated on York Street in the popular West Craven town of Barnoldswick, the property is conveniently placed for the town centre and its excellent range of independent shops, cafés, everyday amenities and services. Barnoldswick also offers a choice of well-regarded schooling, with Barnoldswick C of E Primary School, Gisburn Road Community Primary School and West Craven High School all within approximately half a mile of the property. The town is well positioned for access towards Colne, Skipton and the surrounding villages, with the A56 providing a route towards the M65 and East Lancashire, while the A59 offers connections towards Skipton, Harrogate and beyond. Colne railway station is approximately four miles away. The surrounding area also benefits from attractive open countryside and walking routes, giving Barnoldswick a particularly appealing balance of town convenience and rural surroundings.

PUBLISHING

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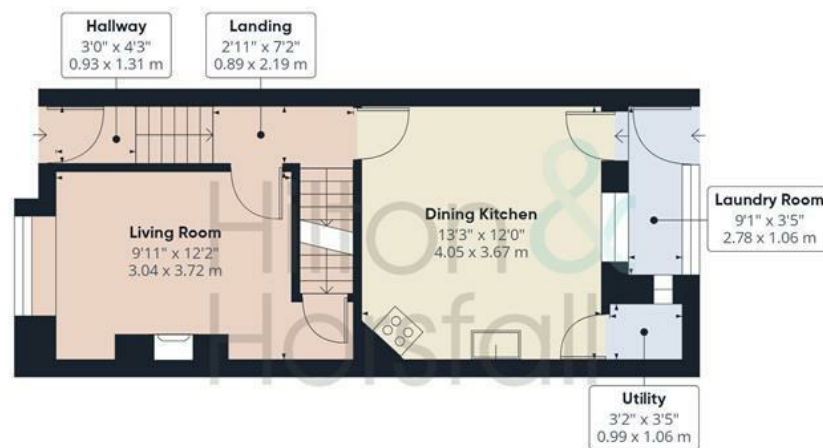


OUTSIDE

Externally, the property is positioned within an established residential setting and features an attractive stone-built frontage. To the rear is an enclosed paved yard with stone boundary walls and gated access, providing a practical and low-maintenance outdoor space suitable for seating, storage and everyday use.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1054 ft²

98 m²

Reduced headroom

77 ft²

7.1 m²

(1) Excluding balconies and terraces

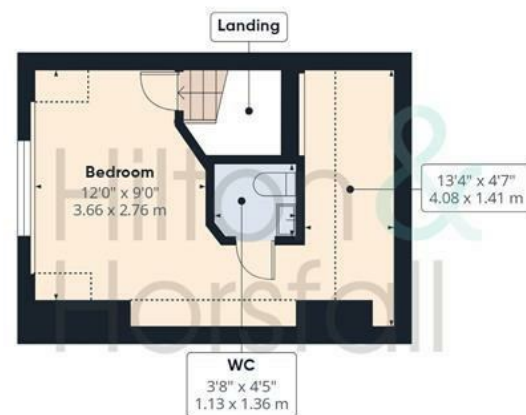
Reduced headroom

..... 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.



Floor 2



Floor 3







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