



**Harper Street, Barnoldswick**  
**£179,950**





# 13 Harper Street

## Barnoldswick

### BB18 5GZ



CALLING ALL INVESTORS AND FIRST TIME BUYERS THIS IS A MUST SEE PROPERTY. TWO BEDROOM END TERRACE WITH LUXURY BATHROOM, GARDENS AND GARAGE IN A SOUGHT AFTER LOCATION CLOSE TO ALL LOCAL AMENITIES.

This property is a little tardis and has so much to offer with a large dining kitchen with utility and WC and beautiful sitting room. Two good sized bedrooms and fabulous luxury bathroom. Wrap around gardens, driveway parking and a garage too give this home everything you need. Close to local schools and shops it is the best starter home around.

Dating back to the Domesday Book, Barnoldswick is a small town (population circa 10,000) in the Borough of Pendle, Lancashire, 9 miles west of Skipton. It remained a farming community until the arrival of the Leeds-Liverpool Canal in the early 19th century, enabling it to become a major cotton town and resulting in a population growth spurt. Known locally as "Barlick" it has a rich industrial heritage and is surrounded by Pendle countryside which is remarkable for its beauty and the range of leisure pursuits it offers. Within the town today there is a good choice of shopping, educational and recreational facilities and it is ideally situated for commuters to both West Yorkshire and East Lancashire, with convenient access to the central M6 motorway network via the M65 at Colne (5 miles away).

Sat in a nice corner plot giving wrap around gardens this property benefits from gas central heating and UPVC double glazed throughout and is described in brief below using approximate room sizes:-



## GROUND FLOOR

**ENTRANCE HALL** Stylish composite front door with laminate wood effect flooring and a radiator.

**SITTING ROOM** 15' 1" x 12' 07" (4.6m x 3.84m) A real homely sitting room with the laminate wood flooring running throughout, a feature stone fireplace and hearth with tile inset and multi fuel stove. Window and ceiling rose.

**DINING KITCHEN** 15' 05" x 15' 04" (4.7m x 4.67m) A spacious and open dining kitchen with wood wall and base units with complimentary work tops. Ceramic floor tiling and tiled splashback giving it a country cottage feel.

New World range with 8 ring gas hob, grill, 2 ovens and a warming unit. Single drainer sink with mixer tap and radiator in the dining area. Door to the utility and gardens.

**UTILITY AND WC** Space for a washing machine with a work surface and housing the Baxi boiler. With low level W.C and hand basin.

**PANTRY** A great space for storage and coats.

**FIRST FLOOR LANDING** Access to the roof space with a pull down ladder and is part boarded.

**BEDROOM ONE** 15' 10" x 11' 04" (4.83m x 3.45m) Max A spacious and light room with a window to the front of the property. Handy alcove storage space and a radiator.

**BEDROOM TWO** 12' 03" x 7' 06" (3.73m x 2.29m) Situated to the rear of the property with a window overlooking the garden is a good sized bedroom currently used as a home office. Radiator.

**SUPERIOR BATHROOM** 15' 06" x 7' 11" (4.72m x 2.41m) A superb luxury four piece bathroom with contemporary grey tiled walls floor. An oval free standing bath with feature free standing tap. A large double sink vanity unit and low level WC and large walk in shower. Chrome heated towel rail.

## OUTSIDE

**GARDENS** To the rear of the property is a good sized courtyard with paved seating areas and a walled boundary.

Wrapping around the side of the house is a lawned area and paved pathway leading to the front garden.

To the front is a lovely lawned area with driveway parking. Outside tap.

**GARAGE** A good size garage with a window to the side with light and power with an up and over door.

**PLEASE NOTE** The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

**FINANCIAL SERVICES** Dale Eddison Limited and Linley and Simpson Sales Limited are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. You can decide whether you choose to deal with Mortgage Advice Bureau Limited. Should you decide to use Mortgage Advice Bureau Limited, Linley and Simpson Sales Limited will receive a payment of £347.50 from Mortgage Advice Bureau Limited for recommending you to them.

**MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017** Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

**COUNCIL TAX** This property is in Council Tax Band B. For further details please visit the Pendle Borough Council website.

**VIEWING ARRANGEMENTS** We would be pleased to arrange a viewing for you. Please contact Dale Eddison's Skipton office. Our opening hours are:-  
Monday to Friday: 9.00am - 5.30pm  
Saturday: 9.00am - 4.00pm  
Sunday: 11.00am - 3.00pm

Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We politely request that all viewers wear protective gloves and a face mask or form of face covering.

**DIRECTIONS** On entering Barnoldswick from Thornton-in-Craven, continue along the B6252 (Skipton Road). At the mini roundabout turn right onto Gisburn Road. Take the third left onto Harper Street where the property can be found on the left hand side.





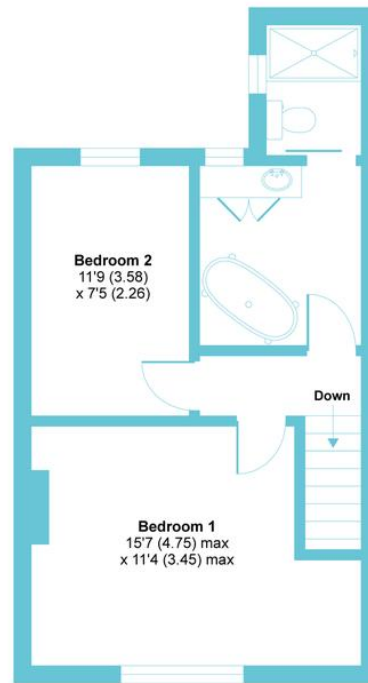
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Approximate Area = 1160 sq ft / 108 sq m (includes garage)

For identification only - Not to scale

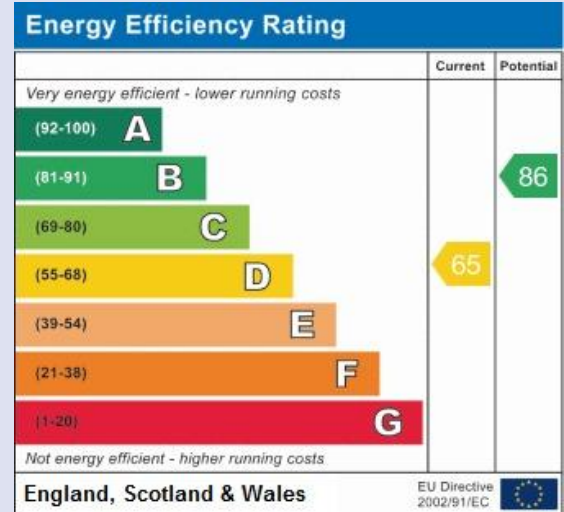


GROUND FLOOR



FIRST FLOOR

**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Linley & Simpson. REF: 711306



**Dale Eddison**

**SKIPTON OFFICE**

84 High Street  
 Skipton  
 BD23 1JH  
 01756 630555  
 skipton@daleeddison.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.