



Arthur Street, Barnoldswick
£135,000



25 Arthur Street Barnoldswick BB18 5JZ

A TRADITIONAL STONE BUILT MID TERRACE PROPERTY IN A POPULAR RESIDENTIAL AREA, OFFERING TWO DOUBLE BEDROOMS, TWO RECEPTION ROOMS AND A HOME OFFICE.

Providing versatile and well presented accommodation, ideally placed for the towns amenities, the property would suit a variety of prospective buyers. The accommodation briefly comprises welcoming entrance/dining room, spacious sitting room, kitchen, two double bedrooms, home office and a contemporary bathroom.



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).

With gas fired central heating and double glazing throughout, the accommodation briefly comprises:

GROUND FLOOR

DINING ROOM 13' 05" x 10' 10" (4.09m x 3.3m) A welcoming, good sized and versatile space with window to front, grey laminate flooring, radiator, useful under-stairs storage cupboard housing consumer unit.

SITTING ROOM 13' 05" x 17' 0" (4.09m x 5.18m) Continuation of grey laminate flooring, TV point, telephone point, radiator.

KITCHEN 19' 0" x 6' 10" (5.79m x 2.08m) Three windows overlooking the rear yard, rear entrance door, range of kitchen units at base and wall level with complementary work surfaces, ceramic sink and drainer, integral electric oven, electric hob, space for larder style fridge freezer and three under counter appliances, free standing dishwasher, continuation of grey laminate flooring.

FIRST FLOOR

LANDING Loft access.

BEDROOM ONE 13' 06" x 10' 08" (4.11m x 3.25m) Double bedroom with window to front, built in wardrobe, radiator.

BEDROOM TWO 10' 04" x 9' 07" (3.15m x 2.92m) Double bedroom with window to rear and cupboard housing Ideal combi boiler.

BATHROOM 7' 07" x 6' 02" (2.31m x 1.88m) Opaque window to side, contemporary white bathroom suite comprising P-shaped bath with glass screen and shower over, low level WC and pedestal wash basin. Vinyl flooring, mermaid boarding, radiator.

STUDY 10' 04" x 8' (3.15m x 2.44m) A useful and versatile room with fitted shelving.

OUTSIDE To the front of the property there is a small enclosed yard and a paved patio at the rear of the property.

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.

MONEY LAUNDERING REGULATIONS 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.

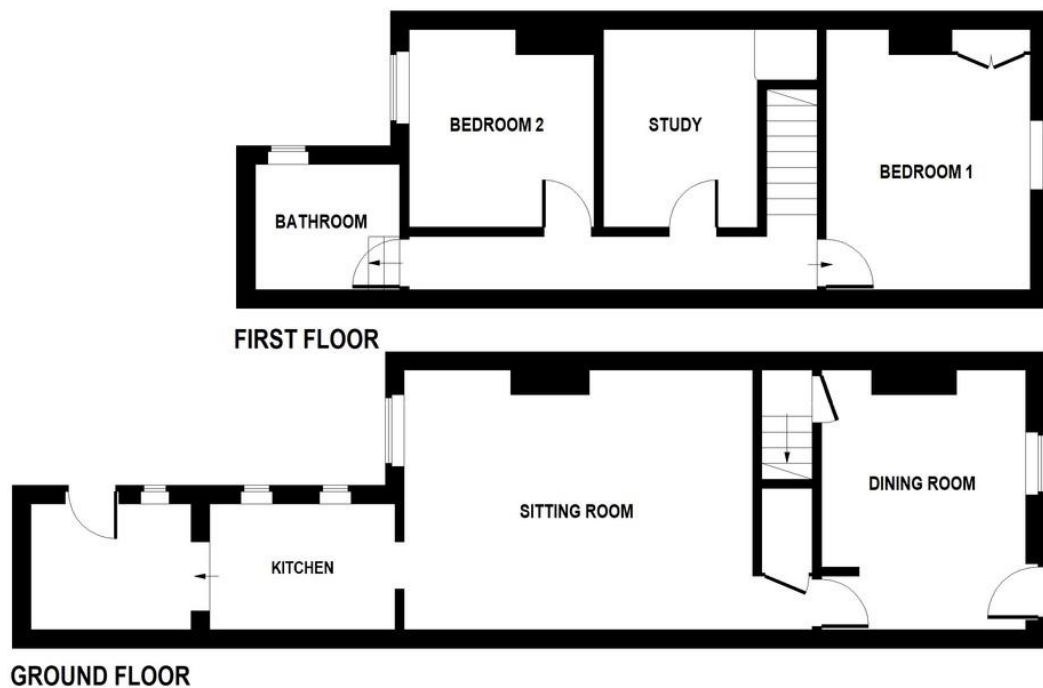
FINANCIAL SERVICES Linley and Simpson Sales Limited and Dale Eddison Limited are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. We receive a maximum of £30 per referral.

COUNCIL TAX This property is in Council Tax Band A. 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

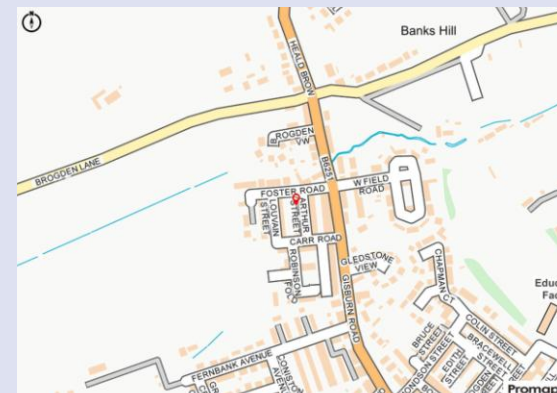
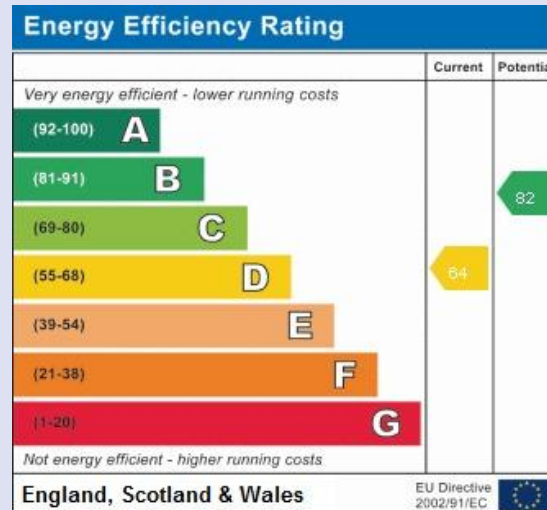
DIRECTIONS On entering Barnoldswick on the B6252 (Skipton Road), turn right at the mini roundabout onto Gisburn Road. Turn left onto Carr Road then right onto Arthur Street, where the property can be found on the left hand side.





25 ARTHUR STREET

This plan is for reference only and is in accordance with PMA guidelines.
It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 837068)



**Dale
Eddison**

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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.