



CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS

£120,000

43 Park Road, Barnoldswick, BB18 5BH





Two bedroom end terrace located in the centre of Barnoldswick, walking distance to local amenities. Perfect for first time buyers and investors alike.

Barnoldswick is a small popular town offering a wide of shops and schools and is located approximately 5 miles from Colne and 7 miles from Skipton.

Colne offers a range of larger shops, leisure facilities and supermarkets and also has motorway access via the M65 to all of the major towns of East Lancashire and Manchester.



The historic town of Skipton provides comprehensive shopping and leisure facilities within 10 minutes drive of the Yorkshire Dales National Park, close to the popular holiday destinations of Malham, Grassington and Bolton Abbey.

Skipton's railway station has regular services to Leeds and Bradford and a daily service direct to London.

The property benefits from gas fired central heating and double glazed windows throughout.

In more detail the property comprises:



GROUND FLOOR

ENTRANCE HALL

with inner timber door and beech colour laminate flooring. Enclosed staircase leads to the first floor.

SITTING ROOM

12' 2" x 10' 2" (3.71m x 3.1m)

with ceiling coving and gas log effect fireplace with marble hearth and insert.

DINING ROOM

13' 7" x 13' 4" (4.14m x 4.06m)

with living flame gas fire with timber surround and black marble hearth and insert, under stairs store cupboard and 2 windows. Door leads to:



KITCHEN

11' 9" x 6' 5" (3.58m x 1.96m)

with range of red and timber effect wall and base units, stainless steel single drainer sink, stainless steel built in Diplomat electric oven and inset 4 ring Diplomat gas hob, stainless steel chimney hood, space for fridge freezer and space and plumbing for washing machine. uPVC double glazed door leads to back yard.

FIRST FLOOR

LANDING

BEDROOM ONE

13' 7" x 12' 3" (4.14m x 3.73m)

Large double room with full height cupboard over stairs. Black Victorian style fireplace in chimney breast

BEDROOM TWO

10' 9" x 10' 4" (3.28m x 3.15m)

Good sized double room with Victorian style painted fireplace.

BATHROOM

Three piece white bathroom suite including roll top bath, hand built vanity unit with wash hand basin and WC. Built in shower cubicle with mains fed mixer controls. High level wall storage units including housing for combi boiler. Mix of painted timber panelling and grey tiles to walls. Vinyl floor covering.

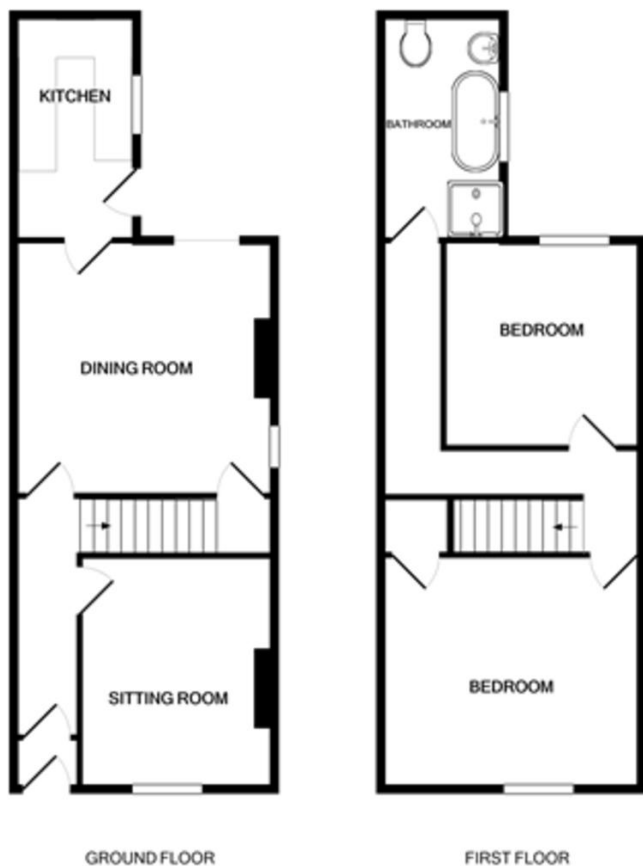
OUTSIDE

Comprising a part gravelled area to the front of the property and to the rear is an enclosed, paved yard.

SERVICES

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment





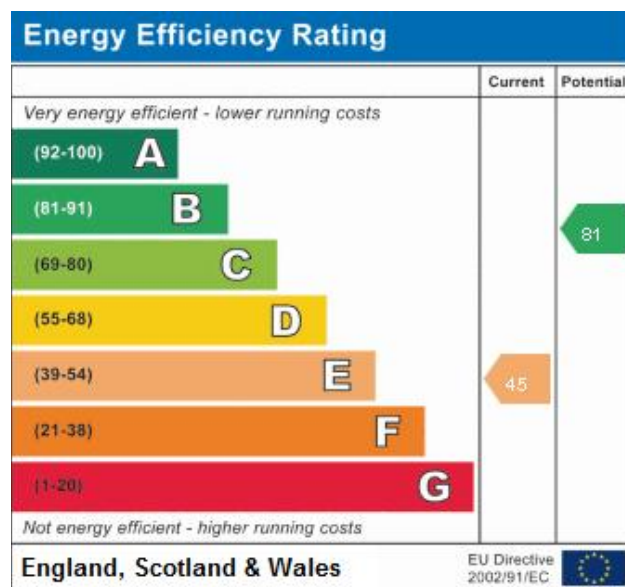
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AGENTS NOTES & DISCLAIMER

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

VIEWINGS

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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