



The Old School House Apartment 1, York  
Street, Barnoldswick, Lancashire BB18

5DE





## PROPERTY DESCRIPTION

Early viewing is strongly recommended on this charming ground floor apartment, which is conveniently located within easy walking distance of the town centre shops, the Doctor's Surgery and other amenities and would be ideal as a home for those looking to downsize and also perfect for a young couple or a single person. Forming part of the Old School House development which was converted in 2019 by the highly respected Skipton Properties, this appealing home has the advantage of an allocated parking space, a communal store room and a security system facilitating protected and exclusive entry into the property itself.

Complimented by pvc double glazing and electric radiators, the accommodation briefly comprises an entrance hall, jointly shared by this apartment and three others above incorporating the communal, lockable store room, and a second, internal entrance hallway inside the apartment with a built-in cupboard with fitted shelves. There is an open plan living room and kitchen, with the stylish kitchen being fitted with shaker style units, a built-in electric oven and hob, an integral dishwasher and fridge/freezer. The double bedroom has a built-in mirror fronted wardrobe, and the shower room is attractively fitted with a three piece white suite.

The building, grounds and security systems are maintained by a management company to ensure the communal areas are always taken care of. NO CHAIN INVOLVED.

## FEATURES

- Charming Ground Floor Apartment
- Converted in 2019 by Skipton Properties
- Close to Town Centre Shops & Amenities
- Ideal Investment or For Those Downsizing
- Shared Ent. Hall with Communal Store
- Hall & Open Plan Living Rm & Kitchen
- Double Bedroom with Built-in Wardrobe
- Attractively Furbished Shower Room
- PVC DG & Electric Radiators
- Allocated Parking - No Chain





## ROOM DESCRIPTIONS

### Ground Floor

#### Communal Entrance Hall

Double glazed composite entrance door. Electric radiator and a wide staircase leading up to the first floor apartments.

#### Apartment Entrance Hall

Entrance door, intercom entry phone, wall mounted electric heater/radiator, quality wood effect laminate flooring and a built-in storage cupboard, which houses the insulated hot water cylinder, has fitted shelves and an electric light.

#### Living Room

12' 10" x 10' 0" plus recess (3.91m x 3.05m plus recess)

This pleasant room has two pvc double glazed windows, a wall mounted electric heater/radiator, television point and quality wood finish laminate flooring.

#### Kitchen

9' 5" x 7' 1" (2.87m x 2.16m)

Open plan with the living room, the attractively furnished kitchen is fitted with a range of modern, grey shaker style units and drawers, laminate worktops, with tiled splashbacks, concealed lighting under the wall units and a one and a half bowl sink, with a mixer tap. It also has a built-in electric oven, a ceramic hob, with an extractor hood over, an integral fridge freezer and dishwasher, plumbing for a washing machine, a pvc double glazed window, downlights recessed into the ceiling and quality wood effect laminate flooring.

#### Bedroom

9' 5" plus recess x 8' 0" (2.87m plus recess x 2.44m)

Fitted double wardrobe, with sliding, mirror fronted doors, incorporating a hanging rail and shelf. PVC double glazed window, wall mounted electric heater/radiator and television and telephone points.

#### Shower Room

Fitted with a modern three piece white suite, comprising a tiled shower cubicle with a glazed door, a w.c. and a pedestal wash hand basin, with a mixer tap and a shelved, mirror fronted cabinet above and an electric shaver point. Chrome finish radiator/heated towel rail, downlights recessed into the ceiling, an extractor fan and quality wood finish laminate flooring.



### Directions

Proceed from our office on Church Street into Manchester Road. At the bottom of Manchester Road, opposite Brown's Bar, take the first left turning into Chapel Street. Continue to the end of Chapel Street and turn right into York Street and The Old School House is on the left.

### Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914

### Disclaimer

Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

Photographs – Photographs are reproduced for general information only and it must not be inferred that any item is included in the sale with the property.

### House To Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

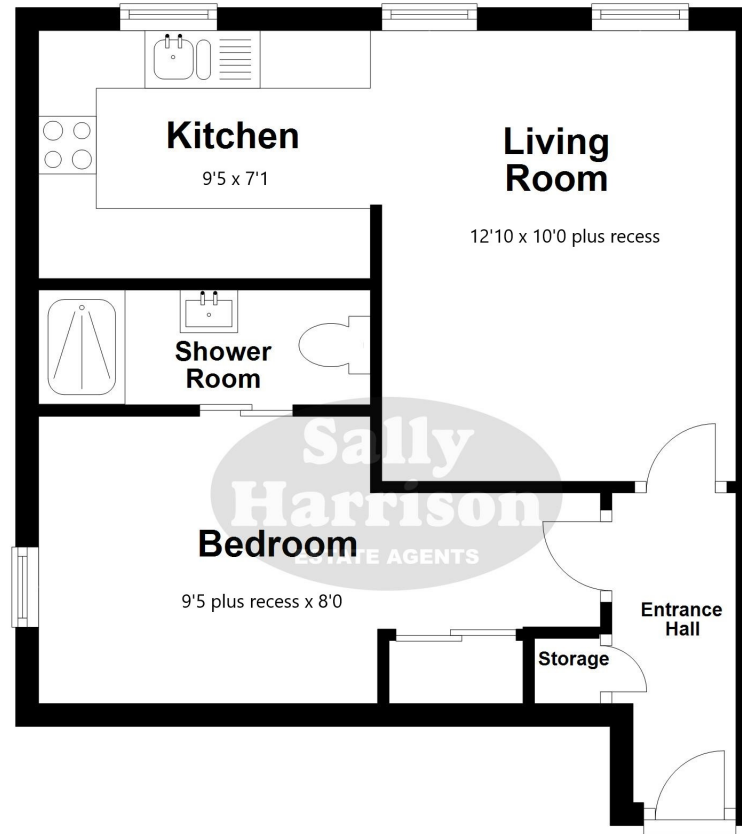
**22D24TT/29D24TT/16E24TT**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

# FLOORPLAN

## Ground Floor

Approx. 36.1 sq. metres (388.6 sq. feet)



Total area: approx. 36.1 sq. metres (388.6 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way the accuracy of the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this floor plan.

Plan produced using PlanUp.

