



18 First Floor Flat, Edward Street,
Barnoldswick, Lancashire BB18 6EA



PROPERTY DESCRIPTION

Set in a pleasant traffic free location, this first floor duplex flat has the unusual advantage of having a delightful garden and patio at the front. Conveniently situated for local amenities, such as Aldi Supermarket and the Spa Strand Garage this charming abode is also just a short walk to the Leeds/Liverpool Canal. Requiring general modernisation and updating and having the potential to create a cosy and inviting home, this property would be perfect for a single person or a couple and an early viewing is strongly recommended.

The accommodation briefly comprises an entrance door with stairs leading to the flat. On the first floor is a pleasant living room with a wall mounted gas fire, a decent sized kitchen, which allows space for a small dining table and a bathroom fitted with a three-piece suite. On the second floor is a large attic bedroom.

Externally, there is a decent sized flagged patio in front of the property.

FEATURES

- Duplex Flat in Pleasing Traffic Free Loc.
- Popular Residential Area
- Convenient for Amenities & Near Canal
- Requires Updating & Modernising
- Living Rm with Gas Fire & Dining Kitchen
- FF 3 Pc Bathrm & SF Attic Bedroom
- Decent Sized, Paved Patio
- Ideal Home for a Single Person or Couple
- Excellent Rental Investment
- Early Viewing Strongly Recommended





ROOM DESCRIPTIONS

GROUND FLOOR

Entrance Hallway

Entrance door, with a frosted glass window light above. Stairs leading up to the first floor living space.

FIRST FLOOR

Living/Dining Room

14' 11" x 10' 4" into alcoves plus recess (4.55m x 3.15m into alcoves plus recess)

This good sized room allows space to accommodate a small dining table and has two pvc single glazed windows, from which there is an open aspect, a wall mounted gas fire (please note that is is not known if the fire is in working order) and enclosed stairs leading to the second floor bedroom.

Kitchen

12' 1" x 8' 1" (3.68m x 2.46m)

The nice sized kitchen has fitted units, cupboards and drawers, a laminate worktop and a single drainer sink. There is also a gas cooker point and a pvc single glazed window.

Bathroom

9' 4" x 4' 6" (2.84m x 1.37m)

Fitted with a three piece white suite, comprising a bath and a pedestal wash hand basin, both of which have a tiled splashback, and a w.c. It also has a pvc single glazed, frosted glass window and a built-in cupboard, which houses the hot water cylinder and the cold water tank above.

Second Floor

Attic Bedroom

15' 11" with restricted headroom in parts x 11' 9" less stairwell (4.85m with restricted headroom in parts x 3.58m less stairwell)

This spacious double bedroom has a Velux style window.

OUTSIDE

Front

There is a decent sized, appealing, paved patio included with the property.

Directions

Proceed from our office on Church Street into Skipton Road. At the T' junction, turn left and then turn right at the mini roundabout, continuing on Skipton Road. Carry on this road past the Aldi supermarket on the left and the Petrol Station and Spar on the right then take the first right turning into Roundell Road and Edward Street is first on the right, immediately behind Oak Terrace. Please note there is no vehicular access to the front of the houses on Edward Street.

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.

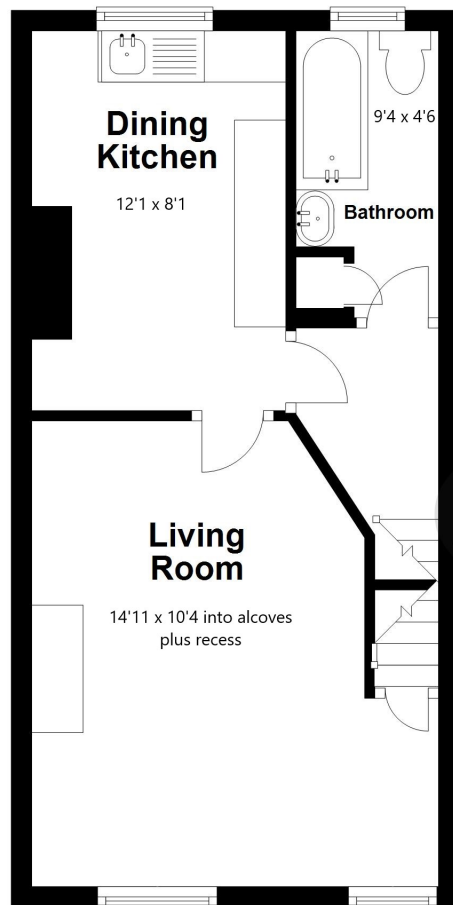
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	14	
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN

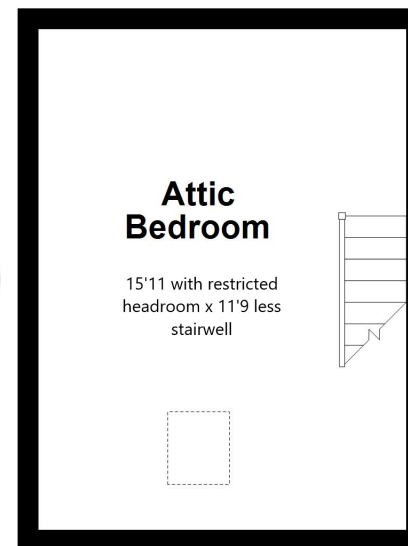
First Floor Flat

Approx. 33.1 sq. metres (356.7 sq. feet)



Attic

Approx. 17.5 sq. metres (188.4 sq. feet)



Sally Harrison
ESTATE AGENTS

Total area: approx. 50.6 sq. metres (545.1 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.

