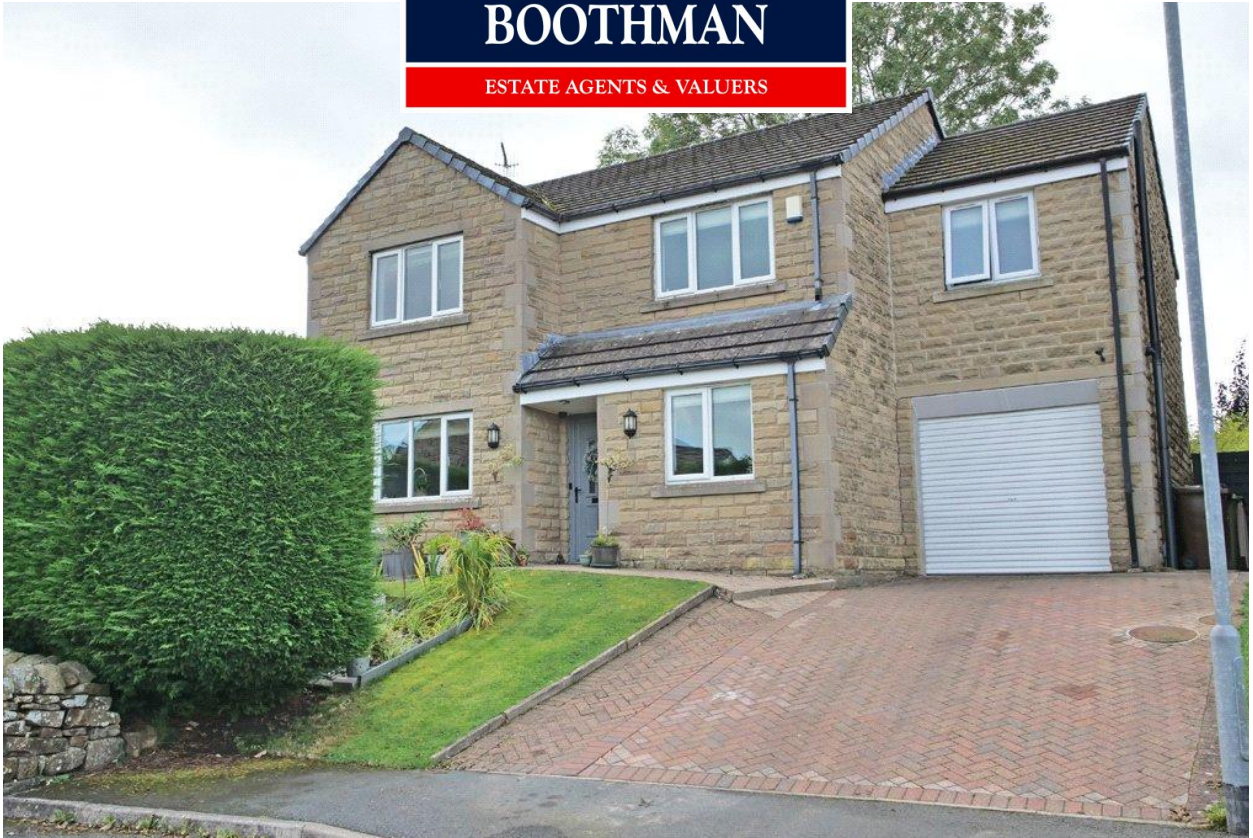


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



3 Sykes Close, Salterforth, Lancashire  
BB18 5SZ  
Asking Price: £499,000



+ 5



+ 3



- Spacious, well equipped and extended stone detached house
- 5 bedrooms including 2 en-suites.
- Superb location with fine views
- Attractive gardens and private double width driveway

This spacious, well equipped and extended individual stone detached property provides family sized accommodation of particular merit including five bedrooms with two en-suites, gas central heating, UPVC sealed unit double glazing, a security alarm, quality fittings and fixtures, an attractive garden, a private double width driveway and a small integral garage/store.



The property also has the advantage of a good sized adjacent allotment - available as a separate item, subject to terms and conditions.

This outstanding property is very pleasantly situated in a slightly elevated position within a select cul-de-sac whilst enjoying fine long distance open views at the front towards fields and countryside.

Certainly providing a very rare and exciting opportunity, this exceptional property is strongly recommended indeed for inspection, comprising very briefly:

A covered entrance, an entrance hall, a cloaks/WC, a snug/TV room or study, a sitting room and a superbly appointed fitted kitchen with built-in appliances whilst open plan through to a dining area with sun room - including a wood burning stove and bi-folding doors giving access to the attractive rear garden. There is also a utility room. On the first floor are five bedrooms, two en-suites and a house bathroom. There is a front garden and a private double width driveway. Small integral garage/store. The well proportioned level rear garden provides a very attractive feature whilst enjoying fine southerly aspects with a pleasant degree of privacy. Two timber garden sheds.

The property also has the advantage of a good sized adjoining allotment - available as a separate item subject to terms and conditions.

A variety of local amenities are all available nearby in Salterforth village centre including a primary school, a shop, a Church, a children's playground, a popular pub/restaurant, a garden centre, a village hall and



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community events. Salterforth is surrounded by beautiful open countryside and many picturesque local walks are available from the doorstep, whilst the Leeds/Liverpool canal is also nearby.

The towns of Barnoldswick and Earby are only minutes travelling distance away - providing an extensive variety of shops, amenities and services including well respected secondary schooling.

The historic market town of Skipton known as the 'Gateway to the Dales' is only circa seven miles away. A local bus also provides a service to schools in Skipton.

The business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance and indeed, motorway networks are readily accessible.

With much to commend it, this very appealing home comprises in further detail:

## GROUND FLOOR

### COVERED ENTRANCE

### ENTRANCE HALL

With a traditional UPVC front entrance door including leaded sealed unit double glazing. Two Victorian style central heating radiators in anthracite finish. Security alarm control. Oak style flooring. Staircase to the first floor with a spindled balustrade.

### CLOAKS/WC

With a two piece white suite comprising a hand wash basin with a tiled splash-back and a low suite WC. Victorian style central heating radiator in anthracite finish. Slate tiled flooring. Cloaks/store recess under stairs. Extractor fan.

### SNUG/TV ROOM/STUDY

11'4" x 8'6" With UPVC sealed unit double glazing providing fine open views at the front towards fields. Double central heating radiator. Oak style flooring.

### SITTING ROOM

17'10" x 11'10" With UPVC sealed unit double glazing and a double central heating radiator. Contemporary Portuguese limestone fireplace with a living gas open pebble fire. Oak style flooring.

### FITTED KITCHEN

14'3" x 9'8" Superbly appointed with a quality range of individually crafted and painted solid wood units in pale grey including contrasting granite worktop surfaces. Built-in double bowl Belfast sink with a worktop drainer and pillar tap. Integrated Hotpoint dishwasher. Fitted Rangemaster double range oven with a grill and induction hob. Fitted over mantel above and a concealed extractor hood. Bleached oak style flooring. Victorian style central heating radiator. Recessed ceiling spotlights. UPVC sealed unit

double glazing providing fine views across the rear garden. The kitchen is open through to and forms an L-shape with the:

#### DINING AREA AND SUN ROOM

21'6" x 11' With almost floor to ceiling aluminium framed sealed unit double glazed bi-folding doors to the attractive rear garden. Bleached oak style flooring. Contura contemporary wood burning stove on a glass hearth and with a tiled surround. Two velux windows. Recessed ceiling spotlights.

#### UTILITY ROOM

With a range of fitted base and wall units. Worktop surface. Stainless steel sink. Plumbing for an automatic washing machine and a vent for a dryer. Bleached oak style flooring. Matching floor to ceiling store cupboard. Double central heating radiator. Concealed gas combination central heating boiler. Security alarm control. Access door to the small integral garage/store. A UPVC and sealed unit double glazed external door leads to the attractive rear garden.

#### FIRST FLOOR

##### LANDING

With a spindled balustrade. Built-in linen cupboard. Victorian style central heating radiator in anthracite finish. A trap door and a retractable ladder gives access to a boarded loft space including an electric light.

##### MASTER BEDROOM

14'8" x 11' (to wardrobe fronts) With UPVC sealed unit double glazing providing superb long distance open views at the front towards fields and countryside. Central heating radiator. Almost full width range of fitted wardrobes including a matching high level cupboard, an integral chest of drawers and a central recess for a dressing mirror or TV. Oak style flooring. Fitted dressing mirror.

##### EN-SUITE SHOWER ROOM

With a quality white suite comprising a pedestal wash basin, a low suite WC and a large shower cubicle having a thermostatic shower. Contrasting wall tiling and floor tiling. UPVC sealed unit double glazing. Central heating radiator. Large fitted mirror. Extractor fan. Recessed ceiling spotlights.

##### BEDROOM TWO

15'8" x 8'6" With UPVC sealed unit double glazing providing fine long distance views across the valley at the rear towards fields and countryside. Contemporary vertical central heating radiator. Fitted wardrobes and matching base cupboards including a window seat. Recessed ceiling spotlights.

##### EN-SUITE SHOWER ROOM

With a quality three piece white suite comprising a pedestal wash basin, a low suite WC and a large shower cubicle having a thermostatic shower. Contrasting wall tiling and floor tiling. UPVC sealed unit double glazing. Ladder central heating radiator in chrome finish. Extractor fan. Recessed ceiling spotlights.

##### BEDROOM THREE

11'9" x 8'7" With UPVC sealed unit double glazing providing superb long distance open views at the front towards fields and countryside. Central heating radiator. Oak style flooring.

#### BEDROOM FOUR

10'8" x 8'9" With UPVC sealed unit double glazing providing fine long distance views across the valley at the rear towards fields and countryside. Central heating radiator. Panelling to one wall.

#### BEDROOM FIVE

9'9" x 7'1" With UPVC sealed unit double glazing providing views as above. Central heating radiator.

#### BATHROOM

With a quality four piece white suite comprising a panelled bath having a shower to the mixer tap together with a pedestal wash basin, a low suite WC and a shower cubicle including a Mira independent shower. Contrasting wall tiling and floor tiling. UPVC sealed unit double glazing. Central heating radiator. Fitted illuminated mirror. Recessed ceiling spotlights.

#### OUTSIDE

There is a lawned front garden with a slate bed and coniferous boundary hedge.

#### PRIVATE BLOCK PAVED DRIVEWAY

Providing parking for two vehicles.

#### SMALL INTEGRAL GARAGE/STORE

9'6" x 8'10" With a remote control roller door, electricity sockets and an electric light.

#### TWO TIMBER GARDEN SHEDS

The well proportioned and almost level enclosed rear garden provides a very attractive feature - enjoying fine southerly aspects together with a pleasant degree of privacy - whilst including lawn, bushes, an established Ash tree and a generous flagged patio offering a very pleasant sitting out area.

The property also has a good sized adjoining allotment, owned by the vendor and currently used as part of the garden with direct access through the boundary wall.

The allotment is separate from the property title, not included in the sale and is available to purchase separately, subject to the rules of Salterforth Leisure Gardens Society.

#### COUNCIL TAX BAND

The council tax band quoted for this property on the Gov.UK website is Band: E

#### TENURE

The tenure for this property is Freehold.

SERVICES All mains services are installed.

Please note we have not been able to test the equipment or installations in this property and recommend that prospective purchasers arrange for a qualified person to check any appliances before entering into any commitment.

VIEWING Strictly by arrangement with HARRISON BOOTHMAN. All potential viewers are advised to read a copy of our PRIVACY POLICY which can be found on our website. Alternatively, a written copy is available on request.

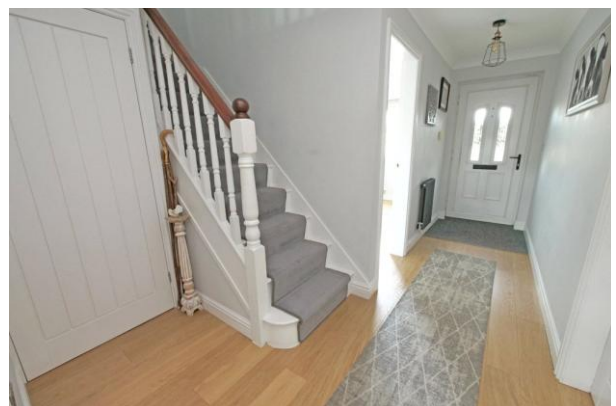
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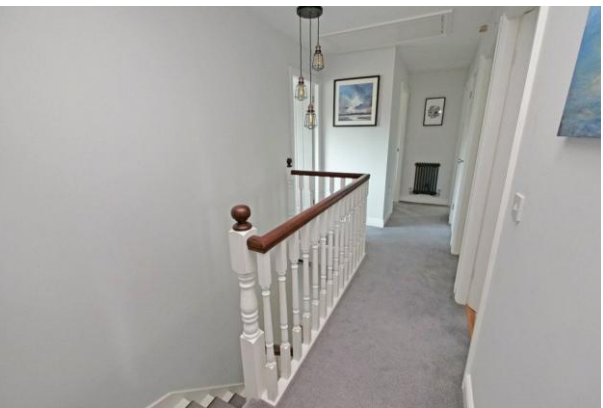
Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable 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 the floor plan. The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

Ref: RAH260326

If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.









## Energy performance certificate (EPC)

3 Sykes Close  
Salterforth  
BARNOLDSWICK  
BB18 5SZ

Energy rating

C

Valid until: 30 November 2035

Certificate number: 0795-3956-4202-0735-8200

Property type	Detached house
Total floor area	154 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

These particulars do not constitute an offer or contract of sale.  
Any prospective purchaser should satisfy themselves by inspection of the property.