

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



3 Fenton Avenue, Barnoldswick, BB18 6HB

Asking Price: £169,000



+ 2

+ 1



- Excellent Two Double Bed Semi-Detached.
- Private Driveway Parking.
- Gardens front and back.
- Outbuilding / Storage.
- Great location near convenience store and school.

A beautifully presented, two bedroom traditional semi-detached house enjoying the advantages of private driveway parking, fantastic gardens both at the front and rear, and useful outbuilding / storage space. Located within a very popular residential area, only approximately one mile away from all of Barnoldswick's town centre amenities and services nearby, this excellent home has benefitted from a comprehensive scheme of refurbishment in recent years including the installation of a new gas combination boiler by the current owners.



Properties of this size and condition rarely become available in what is considered to be a more affordable price range, and most certainly represents an exciting opportunity for first time buyers, investors, or those looking for an easy to maintain home that is in ready to occupy condition. Internal inspection of the contemporary accommodation is very strongly recommended indeed, comprising briefly:

Entrance vestibule. Living room. Contemporary kitchen with high quality appliances included, pantry underneath the staircase. On the first floor the floor plan includes a landing, two well planned bedrooms, the primary bedroom benefits from a range of fitted wardrobes. Luxurious house bathroom with a three piece white suite. Outside there is a predominantly gravelled private driveway. Small garden frontage with stone flagged patio and established evergreens. Outbuilding providing very useful storage space. The delightful rear garden is planned with lawn, colourful perimeter flowerbeds and a mature tree.

The very popular market town of Barnoldswick is situated on the Yorkshire and Lancashire Border within a short commute of the nearby towns of Colne and Skipton whilst offering an excellent range of everyday shops, pubs and amenities together with a great choice of boutique venues to dine in. The town benefits from a bus service and is surrounded by beautiful open countryside and moorland being on the route of the historic Leeds/Liverpool Canal and relatively close to two areas of outstanding natural beauty including the Forest of Bowland and the Yorkshire Dales National Park. There are well respected primary and secondary schools and the M65 motorway is only a short drive away in the aforementioned nearby town of Colne.

This exquisite property is described in further detail:

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GROUND FLOOR

ENTRANCE HALL

UPVC sealed unit double glazed front entrance door. Staircase leading to the first floor with an attractive oak balustrade. UPVC sealed unit double glazed window, with an oak window sill. Central heating radiator.

LIVING ROOM

20'1" X 9'4" (Both Maximum) A spacious living / dining space providing a fireplace recessed into the chimney breast, with an oak lintel above, having cast iron wood burning stove. UPVC sealed unit double glazed windows both at the front and rear providing plenty of natural light. Two central heating radiators. Quality oak flooring.

KITCHEN

11'3" X 7'6" Contemporary kitchen with a good range of high gloss fronted units and drawers in a grey finish. Contrasting laminated worktop surfaces, with tiled splashbacks. Single drainer sink. Built-in Lamona electric oven and four ring ceramic hob with a stainless steel extractor canopy over. Integral slimline dishwasher and plumbing for an automatic washing machine. Concealed lighting underneath the wall units. Recessed ceiling spotlights. UPVC sealed unit double glazed window. Chrome radiator/heated towel rail. UPVC sealed unit double glazed side entrance door. Light woodgrain effect laminated flooring.

FIRST FLOOR

LANDING

UPVC sealed unit double glazed window. Loft hatch access.

BEDROOM ONE

13'8" X 9' A good sized double room with UPVC sealed unit double glazed window, with an oak windowsill. Bespoke fitted wardrobes and cupboards. Central heating radiator. Walk-in storage cupboard, which houses the gas combination central heating boiler. Fitted carpets.

BEDROOM TWO

10' X 9'5" Another double bedroom. UPVC sealed unit double glazed window, with an oak sill. Fitted carpets.

HOUSE BATHROOM

Tastefully appointed with a four piece white suite including a panelled bath, a separate shower cubicle, a pedestal hand washbasin, with a mixer tap and LED vanity mirror above, and a low suite WC. Floor UPVC sealed unit double glazed window incorporating privacy glass. Chrome heated towel rail. Recessed ceiling spotlights. Extractor fan.

OUTSIDE

Double gates allow vehicular access onto the paved and pebbled driveway/hardstanding, providing private off road parking. The front garden is mainly paved, with a flowerbed perimeter including established evergreens.

There is exterior lighting by the front and side entrance doors and two outbuildings at the side of the house, providing excellent storage space.

The delightful rear garden is planned with lawn, colourful perimeter flowerbeds and a mature tree.

COUNCIL TAX BAND

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

TENURE

The tenure for this property is FREEHOLD.

SERVICES All mains services are installed.

BROADBAND / MOBILE DATA SERVICES

Information obtained from Ofcom's Broadband Coverage Checker indicates that fixed-line ultrafast broadband services may be available at this property. Alternative broadband solutions, including satellite broadband services, may also be available at this location and should be investigated by prospective purchasers.

Information obtained from Ofcom's Mobile Coverage Checker indicates that mobile coverage may be available at this property from one or more network operators. Actual coverage, indoor signal strength and service performance may vary and should be verified directly with the relevant mobile network provider.

This information is provided for guidance only and was correct at the time of compilation. Interested parties should verify current availability, speeds, coverage and suitability directly with their chosen service provider and through Ofcom's Broadband and Mobile Coverage Checker. Neither the seller nor Harrison Boothman warrants the accuracy or ongoing availability of any service.

ANTI-MONEY LAUNDERING (AML) REQUIREMENTS – ADMINISTRATION FEE PAYABLE

Under HMRC supervision and in accordance with current Anti-Money Laundering Regulations, Estate Agents are legally required to undertake Anti-Money Laundering (AML) checks on all sellers and prospective purchasers. These mandatory checks form part of the conveyancing process and are designed to help prevent financial crime and protect all parties involved in a property transaction.

Once an offer has been accepted (subject to contract), all prospective purchasers will be required to complete an identification and verification process. This will typically include the provision of photographic identification, proof of address and evidence of the source of funds being used to complete the purchase.

To cover the cost of the verification and screening process, a non-refundable AML administration fee is payable. THE FEE IS £24.00 (INCLUDING VAT) PER PURCHASER. The checks are carried out securely by a specialist third-party provider on our behalf and, for this purpose, Harrison Boothman will need to share relevant personal information with that provider. Please note that this is not a credit check and will not affect your credit rating or credit score. All information provided will be processed securely and confidentially in accordance with applicable data protection legislation.

In accordance with current regulations and our compliance obligations, we are unable to mark a property as "Under Offer" or "Sold Subject to Contract" until all purchasers have satisfactorily completed the AML verification process. If you have any questions regarding the above process, a member of our team will be pleased to assist.

INDEPENDENT THIRD PARTY PROFESSIONALS – REFERRAL FEES

Where appropriate, Harrison Boothman is pleased to recommend independent professionals who may be able to assist clients with related property matters. These include Conveyancing Solicitors, Mortgage Brokers, Surveyors, Removal Companies and Specialist Tradespeople. Please let us know if you would like any assistance in this respect.

In accordance with current regulations, we are obliged to disclose that in some instances, Harrison Boothman may receive a referral fee, voucher or marketing contribution from third-party providers should you choose to use their services following an introduction from us. The amount received varies depending on the nature of the referral and the value of the transaction but is typically between £20 and £250. You are under no obligation whatsoever to use any recommended provider and are entirely free to obtain alternative quotations or seek independent advice.

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.

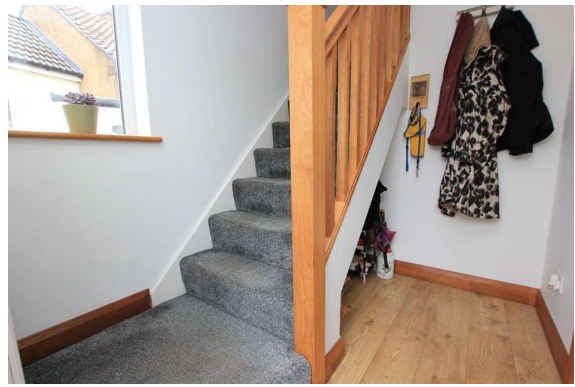
01756 799993

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.

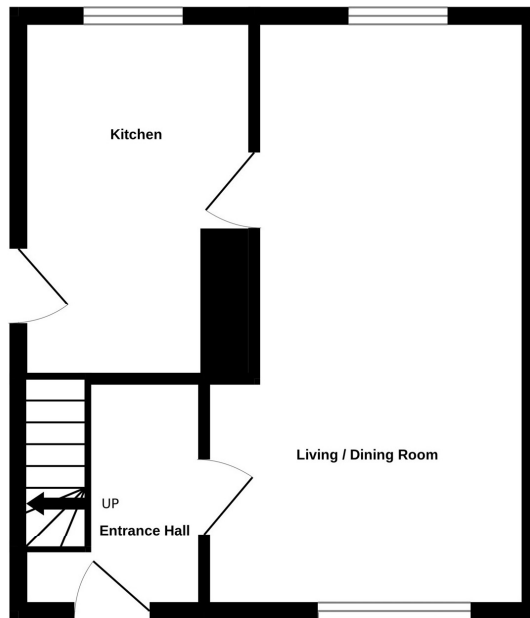
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

Ref: MGLEDHILL15926

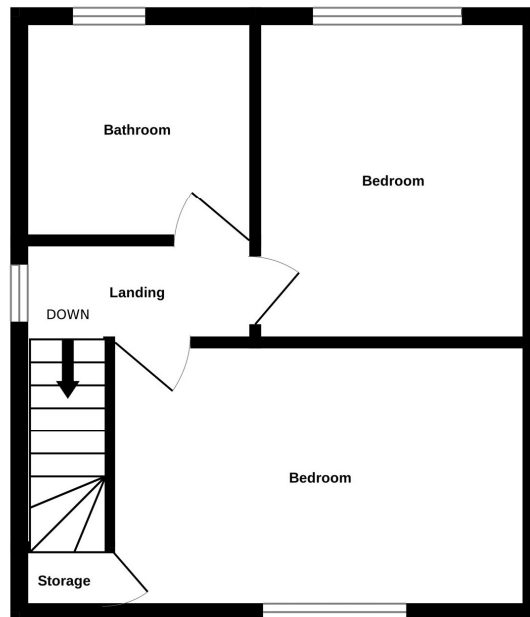
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy performance certificate (EPC)

3 FENTON AVENUE
BARNOLDSWICK
BB18 6HB

Energy rating

C

Valid until: 29 September 2030

Certificate number: 0380-2161-7010-2220-8001

Property type Semi-detached house
Total floor area 64 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.](#)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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