



35 LONG ING LANE, BARNOLDSWICK, BB18 6BJ

£115,000



2 Bedroom House - Terraced located in Barnoldswick

Nestled in the charming area of Barnoldswick, this terraced house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a buy-to-let investment.

Barnoldswick is a friendly small and popular bustling market town offering a wide range of individual shops, services and schools and straddling the Yorkshire/Lancashire border. Located only five miles from Colne and seven miles from Skipton and is famed as being the highest point on the Leeds Liverpool canal. Colne offers a much wider range of larger services, shops, leisure facilities and supermarkets and also has motorway access via the M65 to all of the major towns of East Lancashire and Manchester.

Planned over two floors with gas-fired central heating and UPVC double glazed windows, the accommodation is described in brief below with approximate room sizes:-

Ground Floor

Sitting Room

14'11 x 13'0

Decorative fireplace, radiator and understairs cupboard.

Kitchen

13'0 x 12'11

Range of wall and base units with sink unit, laminate worktop and tiled splashback. Electric oven, ceramic hob, extractor fan and plumbing for washing machine. Tiled flooring. Vaillant combination boiler.

First Floor

Landing

Bedroom One

13'0 x 11'8

Large double room with decorative fireplace and radiator.

Bedroom Two

12'6 x 7'2

Double room with built-in wardrobes and radiator.

Bathroom

Three piece suite comprising; low suite wc, hand basin and bath with electric shower over. Part tiled walls and vinyl flooring. Radiator.

Outside

To the rear there is a level yard.

Council Tax & Tenure

Tenure: Freehold

Council Tax Band: A

Agents Note & 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

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

Anti Money Laundering Regulations

To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £12 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

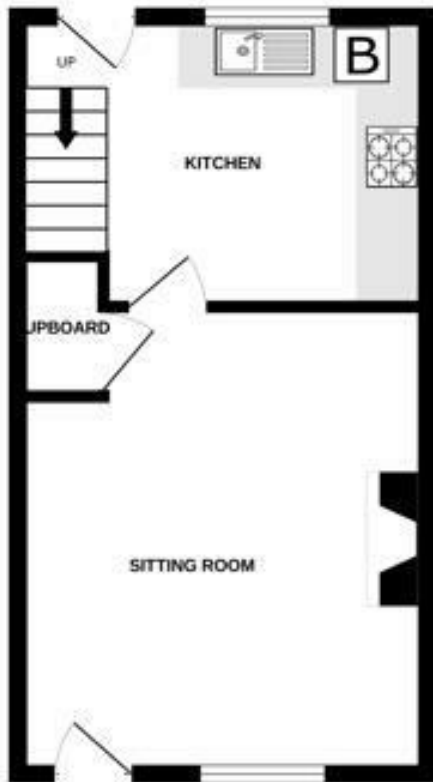


Viewings

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



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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Council Tax Band

A

Energy Performance Graph

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

Call us on

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<https://carlingjones.co.uk/>

Agents Note: Whilst every care has been taken to prepare these 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.

