



6 AVON DRIVE, BARNOLDSWICK, BB18 6ET

£159,950


CARLING JONES
 ESTATE AGENTS & CHARTERED SURVEYORS



2 Bedroom House - Semi-Detached located in Barnoldswick

Well presented two bedroom semi-detached house with gardens and driveway parking. Conveniently located in the market town of Barnoldswick, this property is walking distance to all local amenities.

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

Entrance Hall

Entered through a UPVC door with matted footwell.

Sitting Room

14'9 x 11'7

With cast iron multi-fuel burner set of a slate hearth. Radiator.

Dining Kitchen

13'9 x 7'8

Range of wall and base units with laminate worktop, stainless steel sink unit and matching upstand. Gas hob, electric oven canopied extractor fan and space for a fridge freezer. Vinyl flooring and radiator.

Utility Room

Plumbing for a washing machine and under stairs storage. Door leading to the garden.

First Floor

Landing

Radiator and access to the loft space.

Bedroom One

14'10 x 9'0

Double room with built-in cupboard and radiator.

Bedroom Two

11'2 x 10'6 max

Double room with built-in cupboard and radiator.

Bathroom

Three piece suite comprising; low suite wc, hand basin and bath with electric shower over. Part tiled walls, vinyl flooring, extractor fan and chrome heated towel rail.

Outside

To the front of the property there is driveway parking with space for three cars. There is also a lawn area.

To the rear of the property there is a Indian stone patio area leading to a lawn and a shed measuring 10' x 8' with electric.

Council Tax & Tenure

Tenure: Freehold

Council Tax Band: A

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

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



Anti Money Laundering Regulations

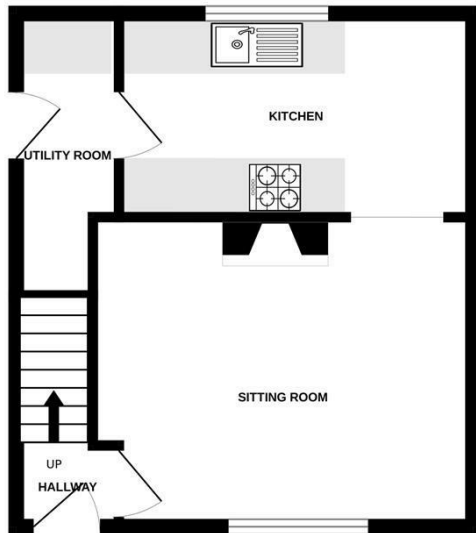
To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost 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

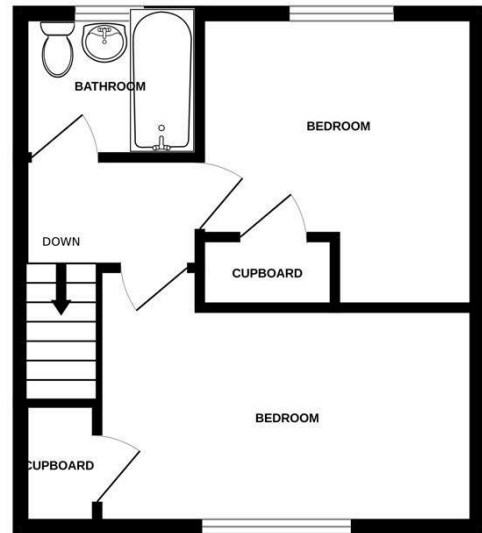
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



GROUND FLOOR



1ST FLOOR

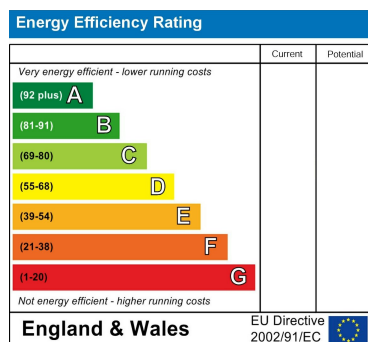


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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.