

# HUNTERS®

HERE TO GET *you* THERE

## Broadstones, Salterforth Offers In Excess Of £300,000 Property Images



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## Property Images

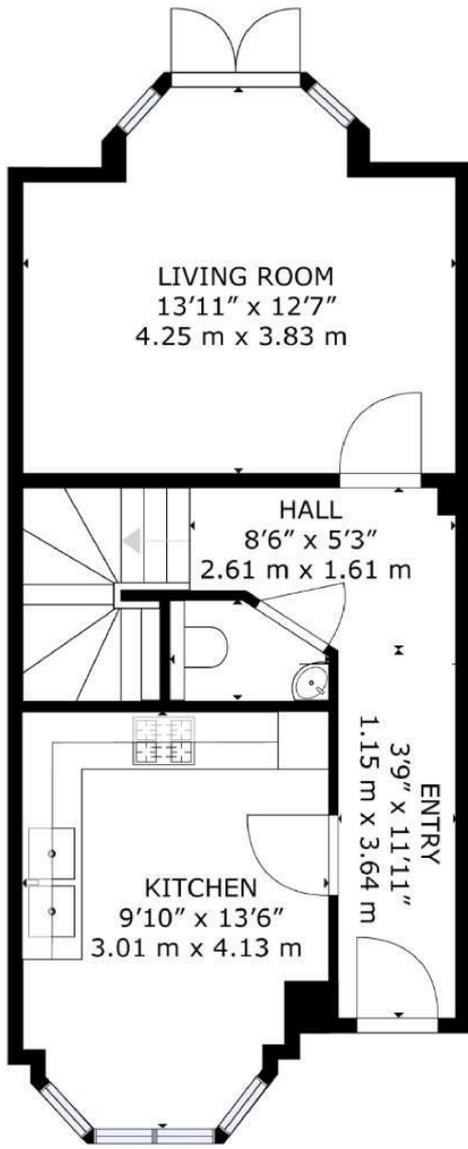


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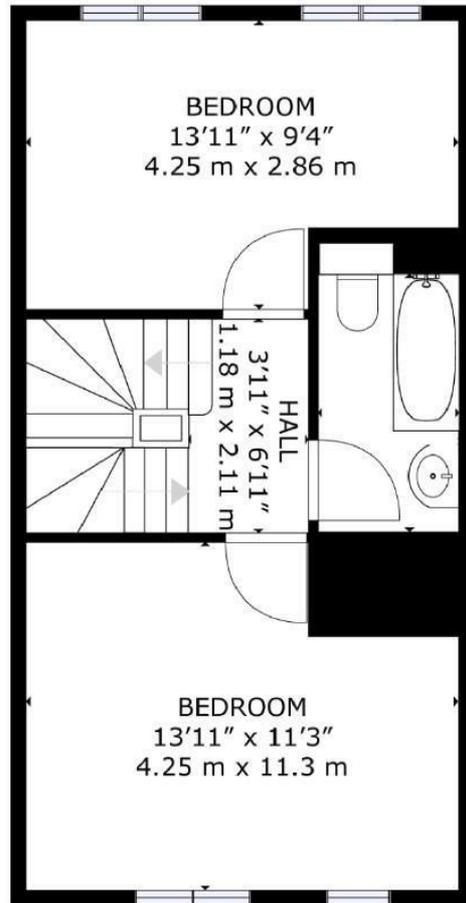
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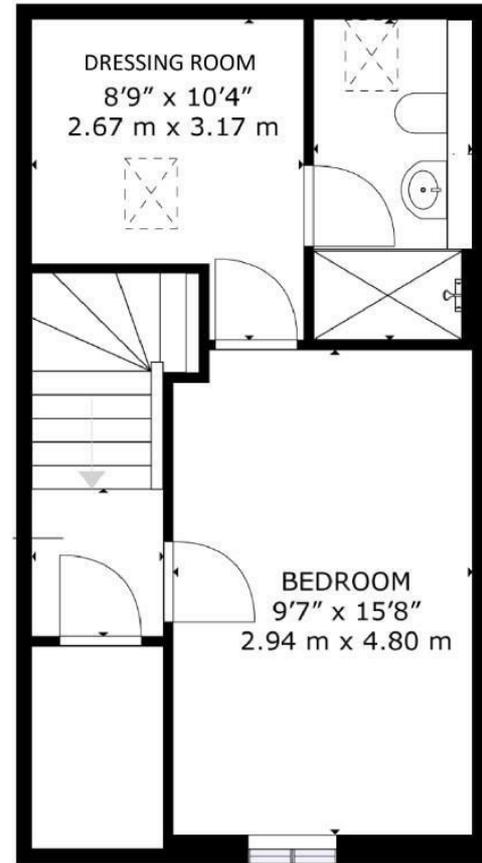




FLOOR 1



FLOOR 2



FLOOR 3

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		
<b>England &amp; Wales</b>		



Located in the sought after village of Salterforth close to the smaller town of Barnoldswick. This stunning semi-detached house offers a perfect blend of modern living and charming surroundings.

The property is ideal for families seeking a spacious and contemporary home, close to plenty of activities / facilities when you want to venture out. The property is well presented and maintained, and had 3 double bedrooms, 2 bath / shower rooms, a dining-kitchen and living room opening onto the rear garden.

Upon entering, a reception hall equipped with an intruder alarm system, ensuring peace of mind. The heart of the home is a stylish dining-kitchen, featuring a bay window and a comprehensive range of integrated appliances, perfect for culinary enthusiasts. A boutique-style ground floor WC adds to the convenience of this well-designed space. The inviting living room, with its French doors, opens directly onto the enclosed sunny garden, creating a seamless connection between indoor and outdoor living.

The first floor hosts two generously sized double bedrooms that share a well-appointed house bathroom. Ascending to the second floor, you will discover a luxurious principal bedroom suite, complete with a spacious double bedroom, a dressing room, and an en suite shower room, providing a private retreat for relaxation.

Outside, the property boasts an enclosed garden to the rear and side, complemented by a large timber shed, ideal for storage or as a dog pound. With parking available for two vehicles and additional visitor parking nearby, convenience is at your doorstep.

Located just a 15-minute walk from the vibrant town of Barnoldswick, residents can enjoy a variety of independent shops, restaurants, bars, and pubs, alongside two supermarkets and regular bus services to major towns. This property is not just a house; it is a wonderful opportunity to embrace a delightful lifestyle in a welcoming community.

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### **On-Line-Bullet-Points**

- An affordable to run, modern town house • Good sized garden / outside space • Parking for 2 vehicles plus visitor parking • Dining-kitchen • Living room with French doors onto garden • 3 double bedrooms 2 bath / shower rooms • Principal bedroom with dressing room and en suite • On a bus route • Fab walks from the door step • BAND B EPC rating