



6 Beckside, Salterforth, Barnoldswick, BB18 5BL

A substantial and beautifully presented three bedroom family home set in this quiet and convenient location of Salterforth village. The property benefits from allocated off street parking, private rear garden and accommodation over three floors.

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6 Becksde, Salterforth, Barnoldswick, Lancashire, BB18 5BL

Manchester 38 miles, Skipton 10 miles, Leeds 36 miles (all distances)

Guide Price: £290,000

- Superb town house
- Three bedrooms
- Semi detached
- Spacious accommodation
- Fitted dining kitchen
- Well presented throughout
- Good sized rear garden
- Off street parking
- Quiet village location



General remarks

The accommodation to the ground floor comprises of a spacious dining kitchen which includes a range of base, wall and drawer units with worktop surfaces over, stainless steel sink and drainer, integrated double electric oven with four ring gas hob and extractor fan above, integrated fridge/freezer, plumbing for a washing machine, radiator and space for a dining table as seen from our images. Off the entrance hallway, there is a useful downstairs W.C. with two piece suite in white comprising of a low flush w.c., hand wash basin, extractor fan and radiator. Following the property through to the handsomely proportioned living room with double glazed patio doors allowing for access out to the private rear garden.

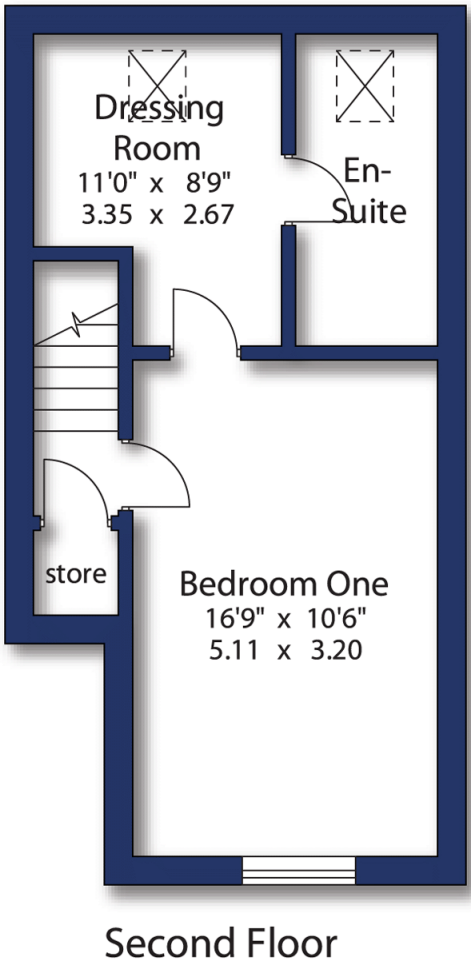
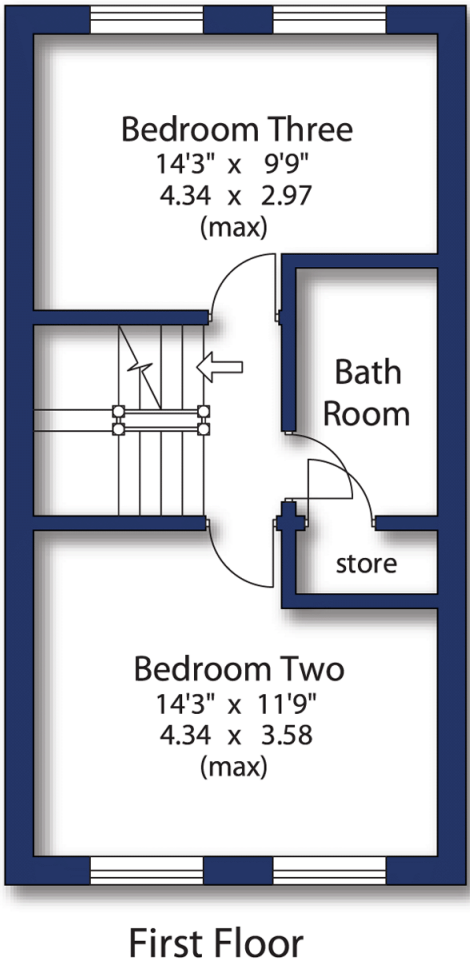
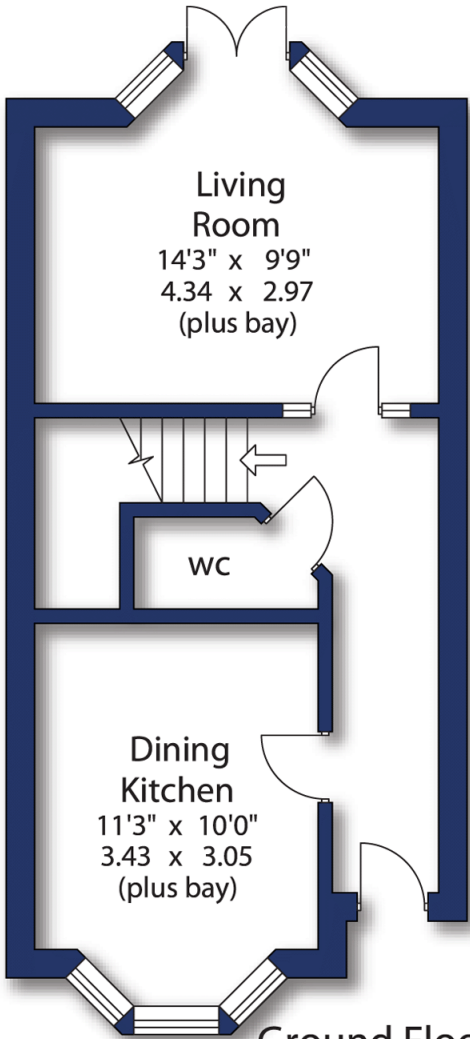
To the first floor landing, you will find two double bedrooms, both generous in space. The house bathroom is fitted with a three piece comprising of a panelled bath, low flush w.c., pedestal hand wash basin, extractor fan, useful storage cupboard and radiator.

Following the property up to the second floor, with small landing leading into the large master bedroom, with the superb addition of a walk in dressing room with Velux window and well presented en-suite facilities, comprising of a walk in shower cubicle, low flush w.c., hand wash basin, Velux window, extractor fan and heated towel rail.

Externally, there is a double length driveway to the side elevation and to the rear is the private garden with sizeable Indian stone flagged patio seating area and timber shed.

Salterforth is situated on the Lancashire/Yorkshire border, the property enjoys a desirable village location and is only a short walk from open countryside with the Leeds/Liverpool canal towpath close by providing picturesque walks. Salterforth has a primary school, public house and a park/playing field. The M65 motorway which links to the national motorway network is within easy reach, as are local bus service routes. At Skipton, there are train services to Leeds, Bradford and London Kings Cross.

Floorplans



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Contact us



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Directions

From Skipton proceed on the A59 towards Broughton Hall turning left at the roundabout on the A56 signposted for Colne. At Thornton In Craven turn right along the B6252 and progress through Barnoldswick, drive along the B6383 for approximately one mile towards Salterforth village. Just after the cross roads, turn left onto Broadstones, then immediately right onto Beckside. Take the first left turning, then the property will easily identified straight ahead, by our Dacre, Son and Hartley 'For Sale' board. What3Words stood.rehearsed.lump

Local Authority & Council Tax Band

- Pendle Borough Council,
- Council Tax Band is currently C

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Gas fired central heating
- There is a driveway to the side elevation
- Please note that there is an annual service charge of £201.62 to Southbeck Property (Management Company) for grounds maintenance of the estate due annually

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/government/checks/check-for-flooding-in-england)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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