

KEENANS

Sales & Lettings



Skipton Road, Earby, BB18 6PX
Auction Guide £70,000

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Internal

Ground Floor

Lounge

13'7 x 11'8 (4.14m x 3.56m)

UPVC double glazed window, central heating radiator, beams to ceiling, inset feature fireplace with electric fire and brick/tiled surround, feature wall lighting, television point and door leading to kitchen.

Kitchen

13'7 x 9'2 (4.14m x 2.79m)

UPVC double glazed window and door to conservatory, a range of floor and wall based units with complementary worktops, integrated oven with four ring gas hob and extractor hood, sink with drainer and mixer tap, stairs to the first floor.

Conservatory

10'3 x 8'11 (3.12m x 2.72m)

UPVC double glazed windows and door to rear elevation, central heating radiator, tiled flooring.

First Floor

Landing

Doors leading to bedroom, family bathroom and stairs to the first floor.

Bedroom One

13'7 x 9'6 (4.14m x 2.90m)

UPVC double glazed window to front elevation, central heating radiator, beams to ceiling, fitted wardrobe and under stair storage cupboard.

Bathroom

10'9 x 8'6 (3.28m x 2.59m)

UPVC double glazed window to rear elevation, central heating radiator, tiled flooring, a three-piece suite comprising of panelled bath with overhead shower feed and glass screen, low level WC and pedestal wash basin.

Second Floor

Attic Room

12'9 x 12'1 (3.89m x 3.68m)

Velux window, eaves storage.

External

Front

On street parking.

Rear

Gravel chippings and a crazy paved patio.

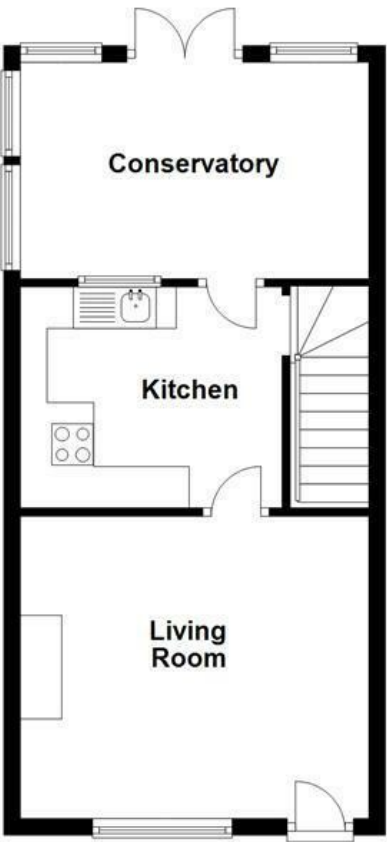
Agents Notes

Council Band A.

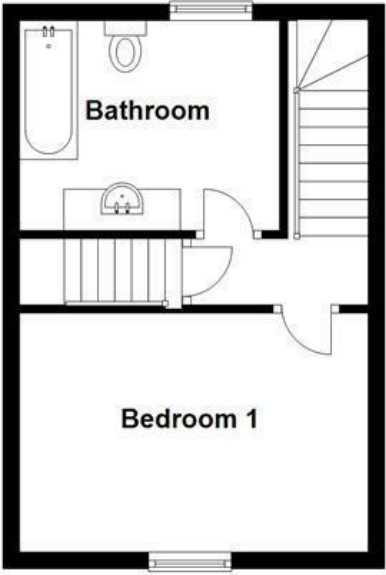




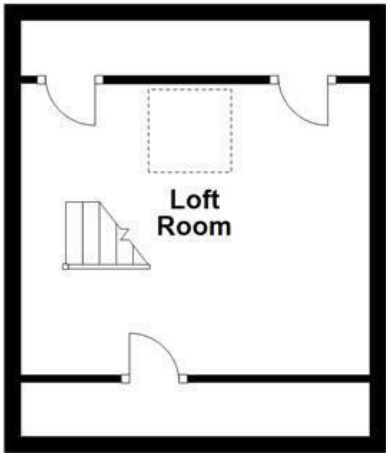
Ground Floor



First Floor



Second Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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