

# KEENANS

Sales & Lettings



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

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# Skipton Road, Earby, BB18 6PX

## Auction Guide £70,000



### 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

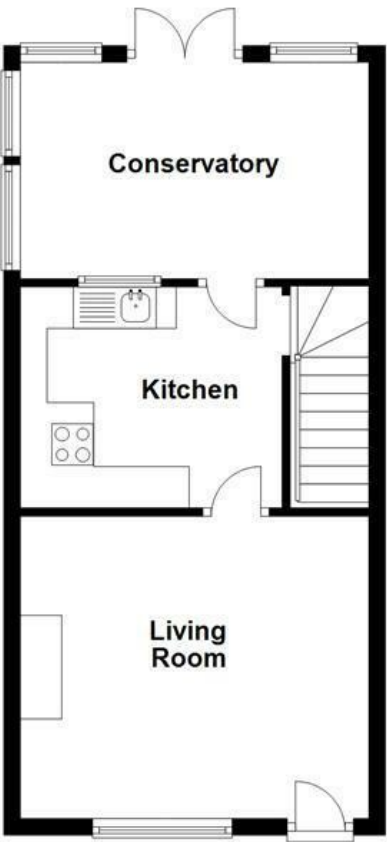
Council Band A.



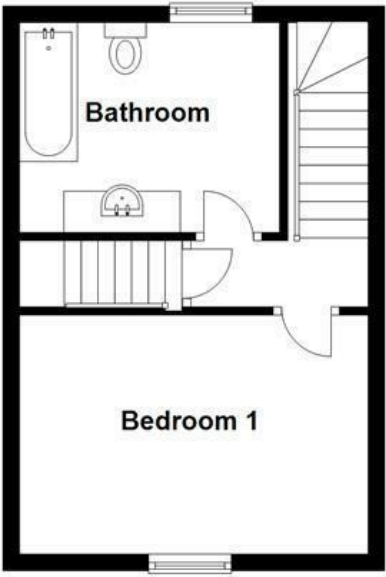




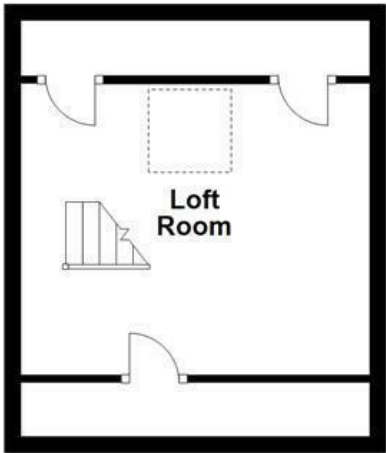
### Ground Floor



### 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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