



£140,000

112 Colne Road, Earby, BB18 6XS





A fantastic three bedroomed semi-detached property located in the popular village of Earby. Featuring two reception rooms, large rear garden and has been newly carpeted and decorated throughout. Perfect for first time buyers.

Earby is a small town within the Borough of Pendle approximately 5 miles north of Colne and 7 miles south west of Skipton. The town has a Post Office, small supermarket and independent shops. The historic town of Skipton provides comprehensive shopping and leisure facilities within 10 minutes drive of the Yorkshire Dales National Park, close to the popular holiday destinations of Malham, Grassington and Bolton Abbey. Skipton's railway station has regular services to Leeds and Bradford and a daily service direct to London. The major towns of East Lancashire and West Yorkshire are all within easy commutable distance.

With gas-fired central heating and double glazed windows, the accommodation is described in brief below with approximate room sizes:-

GROUND FLOOR

SITTING ROOM

14' 11" x 10' 4" (4.55m x 3.17m)

Sealed unit double glazed windows to the front elevation with mullion window, central heating radiator.



INNER HALLWAY

DINING ROOM

14' 11" x 12' 1" (4.55m x 3.7m)

Log burning stove set within a stone fireplace creating a warm and cosy atmosphere, sealed unit double glazed windows enjoy a pleasant aspect over the rear garden and understairs storage.

BREAKFAST KITCHEN

12' 5" x 10' 8" (3.81m x 3.27m)

An 'L' shaped arrangement of matching wall, base and drawer units with solid wood fronts and painted in white with co-ordinating working surfaces and double Belfast porcelain sink unit is an excellent feature, sealed unit double glazed window enjoys a pleasant aspect over the rear garden, and wall mounted gas fired combination boiler.

FIRST FLOOR

LANDING

BEDROOM ONE

14' 11" x 10' 5" (4.57m x 3.20m)

A double bedroom situated to the front of the property with sealed unit double glazed mullion window and walk in wardrobe.

BEDROOM TWO

9' 2" x 9' 2" (2.81m x 2.81m)

Situated to the rear of the property with sealed unit double glazed window enjoying a pleasant aspect over the rear garden.

BATHROOM

Houses a three piece suite in white comprising low level wc, pedestal hand wash basin and panelled bath with shower over and glazed shower screen, complementary tiled splashbacks, sealed unit double glazed window, linen cabinet, chrome heated towel rail.

SECOND FLOOR

ATTIC ROOM

14' 8" x 13' 2" (4.49m x 4.02m)

With velux skylight, storage to the eaves and radiator.

OUTSIDE

To the front of the property is an attractive garden forecourt with natural stone boundary walling and wrought iron railings and entrance gate. To the side is a large timber shed and to the rear is an enclosed garden area arranged on two levels with paved pathways, patio and raised lawn with established flower beds.

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



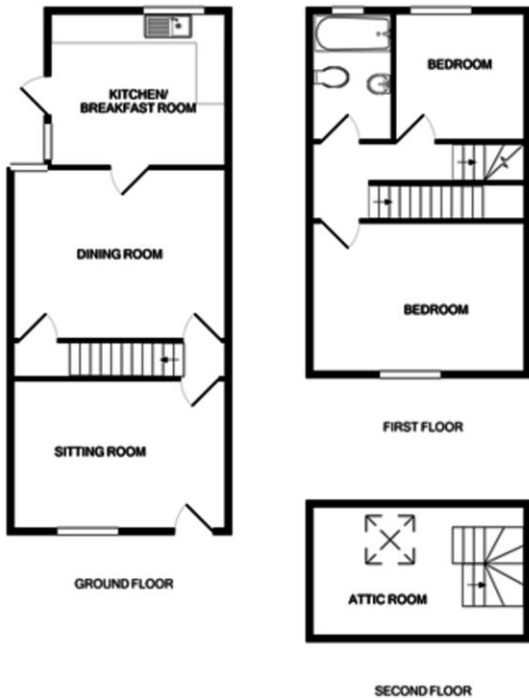
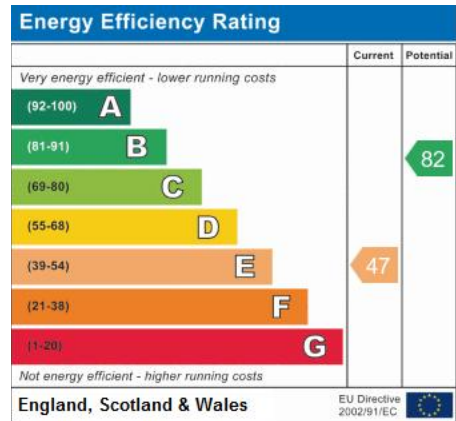


AGENTS NOTES & DISCLAIMER

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

VIEWINGS

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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix G0020



Agents Note: Whilst every care has been taken to prepare these sales 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.

SKIPTON
68 High Street, Skipton, North Yorkshire, BD23 1JJ

CONTACT
t. 01756 799163 e. mark@carlingjones.co.uk
www.carlingjones.co.uk

