



10 SCHOOL LANE, EARBY, BB18 6QF

£205,000

  
CARLING JONES  
ESTATE AGENTS & CHARTERED SURVEYORS



# 4 Bedroom House - Terraced located in Earby

Beautifully presented four bedroomed property finished to a high standard throughout with two reception rooms, breakfast kitchen, newly fitted contemporary bathroom and garden to the rear. Close to the centre of Earby, with gas central heating and double glazing.

Earby is located 8 miles to the west of Skipton. Within the village there is a good range of shops including a supermarket, as well as public houses, church, restaurant and a primary school. The village is surrounded by Pendle open countryside but even though semi-rural, it is ideally situated for commuters to both West Yorkshire and East Lancashire, and there is good access to the central M6 motorway network via the M65 at Colne (5 miles away).

Planned over three floors with gas-fired central heating and UPVC double glazed windows, the accommodation is described in brief below with approximate room sizes:-

## Ground Floor

### Entrance Vestibule

Accessed through a composite front door with tiled flooring.

### Sitting Room

16'3 x 12'6 max

With uPVC double glazed and leaded bay window with built in window seat. Multi fuel stove within the chimney recess with timber mantel and slate hearth. painted floorboards and ceiling coving. Wide opening with feature hardwood lintel leads into the dining room.

### Dining Room

16'1 x 14'9 max

With ceiling coving and under stairs storage. Open staircase leads up to the first floor landing. Double uPVC doors lead into the dining kitchen.

### Breakfast Kitchen

15'11 x 10'4

A good sized space with uPVC door with glazed side panels leading out to the rear paved area. Kitchen comprises a range of built in cream wall and base units with timber effect work surfaces and contemporary round stainless steel sink with mixer tap and separate drainer. Belling range cooker with 7 ring gas hob, two electric ovens and electric grill under an oversized matching chimney style extractor hood. Built in dishwasher and built in full height fridge freezer. Under counter space and plumbing for a washing machine. Recessed ceiling lights and laminate floor covering. Separate dining space with translucent pitched roof over.

## First Floor

### Landing

With two useful understairs storage cupboards.

### Bedroom One

14'10 x 9'0

A large double room with full length built in cupboards with mirror door, uPVC double glazed window overlooking the rear yard and allotments to the rear. Drop pendant light fitting, central heating radiator.

### Bedroom Two

12'6 x 8'11

A further double bedroom with uPVC double glazed leaded window, pendant light fitting, central heating radiator.

### Bedroom Three

9'3 x 6'10

A good sized single bedroom, with uPVC double glazed leaded window, drop pendant light fitting, central heating radiator.

### Bathroom

A large and newly fitted family bathroom comprising; three piece Burlington white suite with freestanding bath, WC, pedestal hand wash basin with mixer tap. Separate walk in shower with thermostatic shower head and also a hand held shower head. White brick-style tiled surround with contrasting painted tongue and groove panelling. uPVC double glazed opaque window. A further cupboard provides additional storage and houses the Baxi combination central heating boiler.

## Second Floor

### Bedroom Four

14'9 x 10'11

Accessed via further stair from the landing this further double bedroom comprises; Velux roof light, additional eaves storage.

### Outside

To the front of the property is a small lawned garden with planted beds and to the rear of the property sits an enclosed Indian flagged patio providing an excellent entertaining space with pleasant views overlooking the allotment gardens.





#### Council Tax & Tenure

Tenure: Freehold

Council Tax Band: B

#### 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 Note & 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



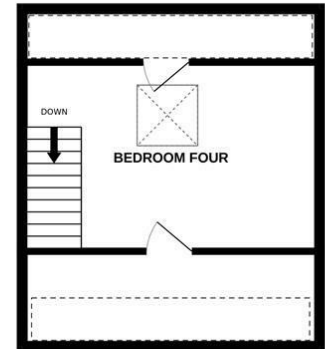
GROUND FLOOR



1ST FLOOR



2ND FLOOR

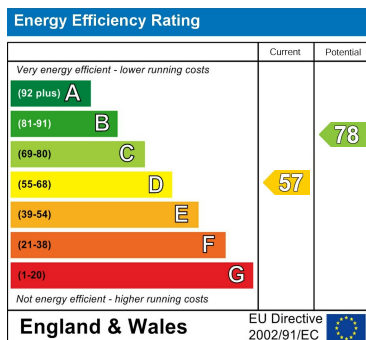


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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Council Tax Band

**B**

Energy Performance Graph



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