



23 JAMES STREET, EARBY, BARNOLDSWICK,
BB18 6XF

£750 Per Month



Well presented three bedroom mid terraced property located in the popular village of Earby.

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).

Ground Floor

Sitting Room

13'6 x 10'0

With wood effect flooring, exposed brick feature fireplace with gas fire, ceiling coving, television point, central heating radiator, double glazed window and uPVC door to the front elevation.

Dining Kitchen

14'1 x 13'4

Range of fitted wall and base units with contrasting worktops, tiled flooring, tiled splash back, inset sink with chrome mixer tap, integrated oven / grill, 4 ring gas hob with chrome extractor hood above, space for a freestanding fridge / freezer, plumbing for a washing machine, space for a tumble dryer, cupboard housing boiler, under stairs storage cupboard, uPVC double glazed window and door to the rear elevation.

First Floor

Landing

Bedroom One

11'3 x 8'0

A bedroom of double proportions having fitted wardrobes and drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation.

Bedroom Two

9'11 x 7'1

A bedroom of single proportions with space for drawers,

1x central heating radiator and composite double glazed window to the front elevation.

Bedroom Three

9'11 x 6'0

A bedroom of single proportions with space for drawers, 1x central heating radiator and composite double glazed window to the front elevation.

Bathroom

A contemporary three piece bathroom suite comprising of: tiled flooring, part tiled walls, panelled bathtub with chrome mixer tap, shower over and glass shower screen, push button w.c, sink in vanity unit with chrome mixer tap, 1x central heating radiator and uPVC double glazed frosted window to the rear elevation.

Outside

Externally to the rear elevation is an enclosed yard.

Council Tax

Council Tax Band: A

Tenancy Information

HOLDING DEPOSITS: A holding deposit, equal to 1 weeks rent, is payable upon the start of the application. Successful Applications - any holding deposit will be offset against the initial rent and Deposit, with the agreement of the payee.

FEES PAYABLE IN ACCORDANCE WITH THE

TENANT FEES ACT 2019: Additional variable charges may apply during the course of the tenancy or at the end and are detailed within the Tenancy Agreement, eg. Default of Contract - Later Payment Charge £25.00; Default of Contract - Loss of keys £25.00; Contract Variation - Admin Charge £50.00; Contract Early Termination - Admin Charge £50.00 (plus any reasonable Landlords costs, by prior agreement)

DEPOSIT: A deposit equal to 5 weeks rent (6 weeks rent, where the annual rent is great than £50,000) will be



payable plus the first months rent once the references have been passed and before the tenancy begins.

OTHER INFORMATION: Carling Jones Ltd is a member of the RICS Client Money Protection Scheme. Carling Jones Ltd is a member of The Property Ombudsman Redress Scheme.

Agents Note & Disclaimer

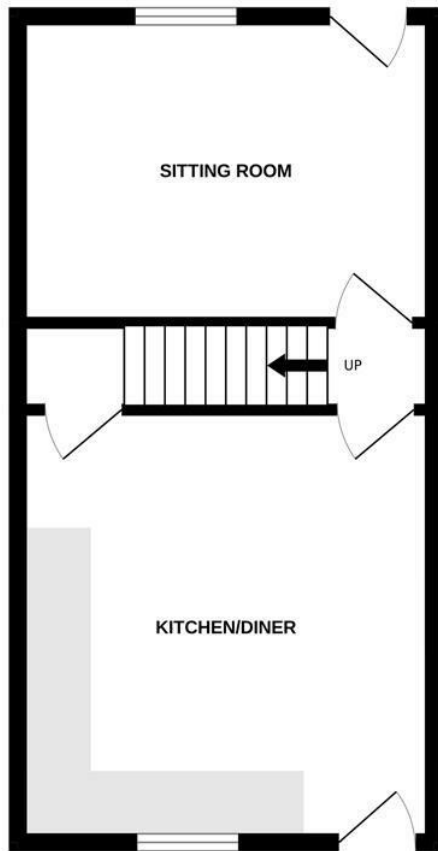
These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

Viewings

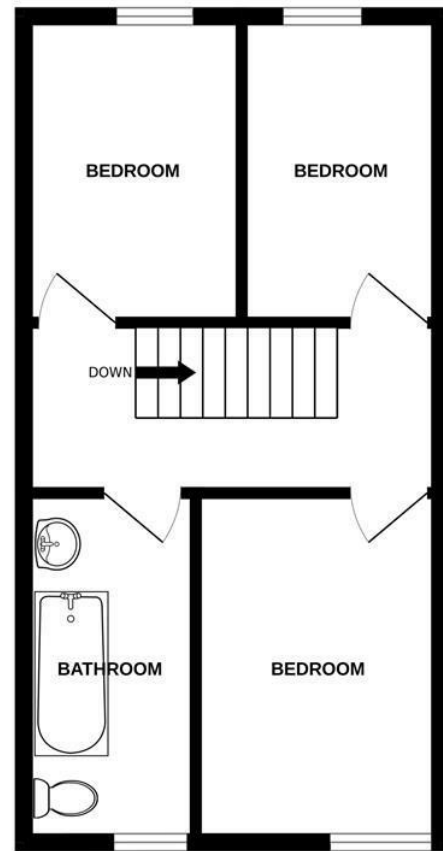
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



GROUND FLOOR



1ST FLOOR

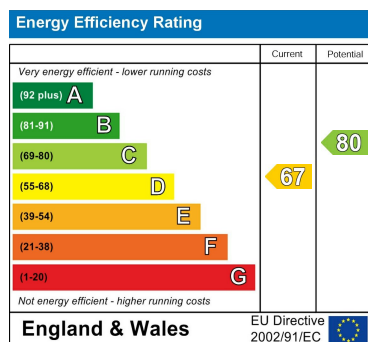


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2025

Council Tax Band

A

Energy Performance Graph



Call us on

01756 799163**sales@carlingjones.co.uk****<https://carlingjones.co.uk/>**

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

CARLING
JONES