



CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS

£275,000

25 Aspen Grove, Earby, BB18 6LS





Beautifully finished four bedroomed detached home on an exclusive development within Earby. Perfect for a growing family, the property has been significantly upgraded in recent years, providing; spacious sitting room, modern dining kitchen, large utility room, four bedrooms and two bathrooms. To the outside, parking for two cars and a large rear garden with long distance views over open countryside.

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 UPVC double glazed windows, the accommodation is described in brief below with approximate room sizes:-

ENTRANCE HALL

With composite front door and matted footwell.





SITTING ROOM

13' 5" x 13' 5" (4.10m x 4.09m)

Wall hung glass fronted gas fire, under stairs storage, coving and radiator.

DINING KITCHEN

20' 4" x 9' 1" (6.22m x 2.79m)

Recently fitted modern Adam Tebbs kitchen with contemporary wall and base units, quartz worktop, matching upstand, tiled splashback and sink unit. Integrated NEFF appliances comprising; 5-ring gas hob, extractor hood, double oven & grill, microwave, dishwasher and AEG fridge freezer. Spot lighting, radiator and patio doors leading to the garden.

REAR HALL

Halstead boiler and radiator.

WC

Two piece suite comprising; low suite wc and hand basin. Radiator.

UTILITY ROOM

13' 4" x 8' 1" (4.08m x 2.47m)

Shaker style wall and base units with laminate worktop and tiled splashback. Vinyl flooring and radiator.

FIRST FLOOR

LANDING

Radiator and access to the loft space.

BEDROOM ONE

13' 5" x 10' 5" (4.09m x 3.20m)

Built in wardrobes and radiator.

ENSUITE

Three piece suite comprising; low suite wc, hand basin and shower cubicle with thermostatic shower. Part tiled walls, vinyl flooring, extractor and radiator.

BEDROOM TWO

11' 6" x 8' 8" (3.52m x 2.65m)

Built in wardrobe and radiator.

BEDROOM THREE

10' 0" x 9' 9" (3.07m x 2.99m)

Built in wardrobe, radiator and open views over countryside.

BEDROOM FOUR

8' 7" x 8' 5" (2.62m x 2.57m)

Radiator and open views over countryside.

BATHROOM

Three piece suite comprising; low suite wc, hand basin, panelled bath with electric shower over. Part tiled walls, vinyl flooring, extractor fan and radiator.

OUTSIDE

STORE

Useful store for bikes, garden equipment etc.





GARDENS

To the front of the property there is driveway parking for two cars and decorative borders.

To the rear there is a large well maintained garden with a lower patio area, level lawn and raised seating area enclosed by timber fencing. Views over open countryside.

TENURE

The tenure of the property is leasehold on a 999 year lease from 2006. There is a £120.00 per year ground rent payable.

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

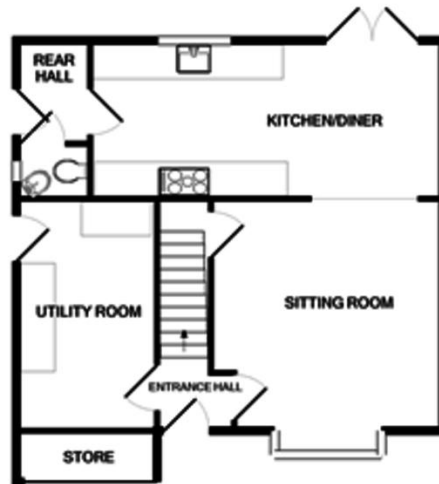
AGENTS NOTES & DISCLAIMER

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

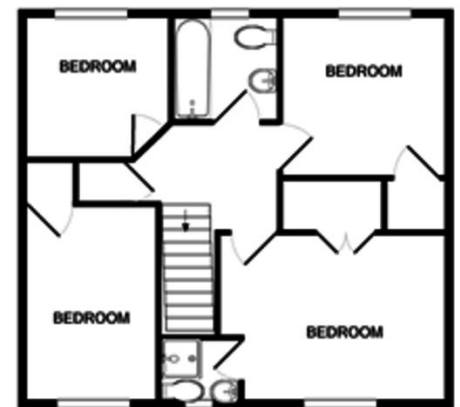
VIEWINGS

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR



FIRST FLOOR

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 G2020



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.

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