



12 SCHOOL LANE, EARBY, BARNOLDSWICK,
BB18 6QF

£199,950


CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS



Beautiful four bedroomed property finished to a good throughout with en suite bathroom to master bedroom and garden to the rear. Close to the centre of Earby, with gas central heating and UPVC 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 Hall

With UPVC front door, deep ceiling coving, laminate flooring and radiator.

Sitting Room

12'4 x 12'3 plus bay

Cast iron gas fire set within recessed fireplace with stone lintel. Deep ceiling coving, ceiling rose and radiator.

Dining Room

14'8 x 13'7 max

Decorative fireplace, useful understairs storage and radiator.

Kitchen

10'4 x 7'9

Range of wall and base units with laminate worktop, matching upstand, stainless steel sink unit and tiled splashback. Integrated appliances comprising; Hotpoint electric double oven, Hotpoint 4-ring gas hob and Indesit canopied extractor fan. Space for washing machine, space for a dishwasher and fridge freezer.

First Floor

Landing

Understairs storage cupboard.

Bedroom Two

14'9 x 11'5 max

Built-in wardrobes and drawers with mirror. Radiator and coving.

Bedroom Three

12'5 x 9'10 max

Built-in wardrobes, radiator and coving.

Bedroom Four

9'4 x 6'7

Radiator.

Bathroom

Four piece comprising, low suite wc, hand basin, roll top bath and corner shower cubicle with thermostatic shower. Part tongue and groove panelling, partly tiled and vinyl flooring. Heated towel rail and extractor fan.

Second Floor

Bedroom One

15'5 x 13'9 max

Fantastic views, wardrobes to the eaves and radiator.

En Suite

Three piece suite comprising; low suite wc, hand basin and walk-in shower with electric shower unit. Chrome heated towel rail, Velux window, spotlighting and vinyl flooring.

Outside

To the front of the property there is a paved garden frontage with steps leading to the front door.

To the rear there is an enclosed garden featuring two paved seating areas and a lawn, all fully enclosed with timber fencing.

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

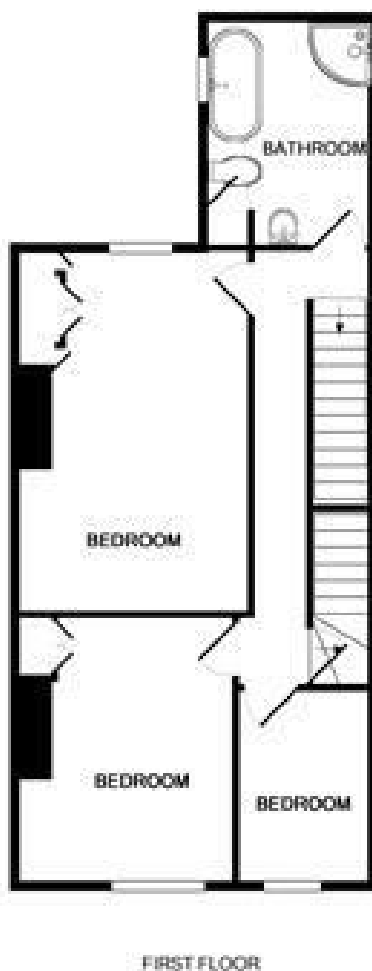
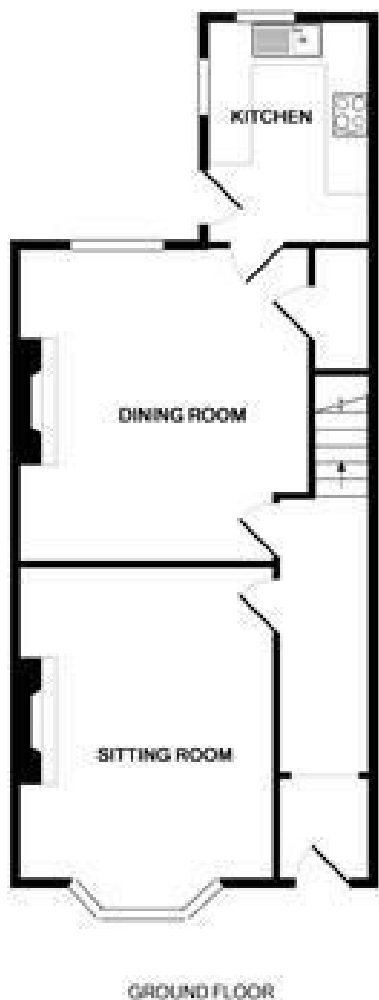
Anti Money Laundering Regulations

To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £12 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

Viewings

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



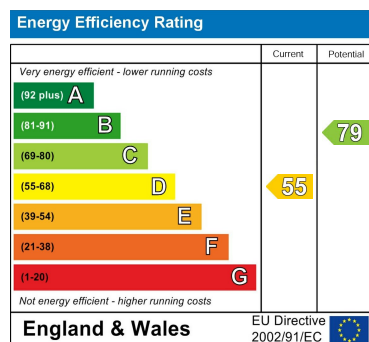


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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

B

Energy Performance Graph



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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.