



18 SCHOOL LANE, EARBY, BARNOLDSWICK,
BB18 6QF

£215,000



Nestled in the charming area of School Lane, Earby, Barnoldswick, this delightful terraced house presents an excellent opportunity for families and individuals alike. With four spacious bedrooms, this property offers ample room for comfortable living. The well-designed layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home.

The house features two modern bathrooms, ensuring convenience for all residents. The interior is filled with natural light, creating a warm and inviting atmosphere throughout. The property is ideally situated in a friendly neighbourhood, close to local amenities, schools, and parks, making it a perfect choice for families seeking a vibrant community.

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 (recently fitted), the accommodation is described in brief below with approximate room sizes:-

Ground Floor

Entrance Vestibule

Accessed by a hardwood door with a decoratively glazed upper panel. Dado, laminate flooring, moulded ceiling coving plus a timber door with the original etched glass panel which gives access to the hallway.

Entrance Hall

With moulded ceiling coving and archway, laminate flooring, dado and radiator.

Sitting Room

12'6 x 12'5 plus bay

A lovely naturally light room with a recessed fireplace with exposed brickwork and a multi fuel stove set to a slate hearth. Two wall light points, radiator, moulded ceiling coving, laminate flooring and a timber framed double glazed bay window.

Dining Room

14'9 x 13'6

Recessed chimney breast, laminate flooring, telephone point, radiator and a timber framed double glazed window. Understairs storage with light.

Kitchen

10'7 x 8'4

Modern fitted kitchen comprising of base, wall and deep drawer units finished in glossy white, work surfaces incorporating a bowl and a half stainless steel sink unit. Integral dishwasher, electric double oven and a gas hob with a chimney style extractor over. Space for an American fridge/freezer, tiled floor, timber framed double glazed window and a hardwood split stable type door leading out to the rear of the property.

First Floor

Landing

Under attic stairs storage.

Bedroom One

14'11 x 11'3

Moulded ceiling coving and radiator.

Bedroom Two

12'6 x 9'8

Feature cast iron fireplace and radiator.

Bedroom Three

9'6 x 6'8

Radiator.

Bathroom

Three piece suite in white comprising of a "square" design panelled bath having a rain head shower plus a hand shower over, pedestal wash hand basin and a low suite w.c. Chrome towel rail/radiator and a built-in cupboard housing the "Worcester" condensing combination boiler. Distressed style floor covering and ceiling extractor.

Second Floor

Bedroom Four

17'4 x 12'11 max

Built-in furniture to include a five doored wardrobe, dressing unit with three drawers and a six drawer chest. Four Velux double glazed roof windows, two of which offer long distance views. Laminate floor covering and two eaves spaces.

En Suite

Three piece suite in white consisting of a step in shower enclosure with a direct shower, rain head plus a hand shower, pedestal wash hand basin and a low suite w.c. Chrome towel rail/radiator, laminate flooring and a Velux double glazed roof window.

Outside

Garden forecourt and a fully enclosed flagged courtyard to the rear. Outbuilding with power and water supplies plus plumbing for a washing machine.

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

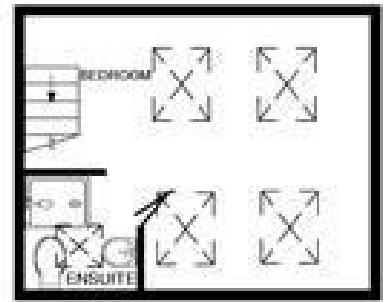




GROUND FLOOR



FIRST FLOOR



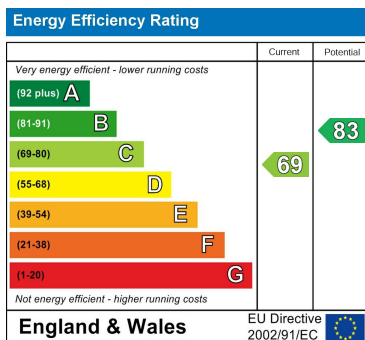
SECOND FLOOR

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.
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Council Tax Band

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