



**9 SCHOOL LANE, EARBY, BARNOLDSWICK,
BB18 6QF**

£185,000



CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS

Beautifully presented three bedroom stone terrace located in the popular village of Earby. With two large reception rooms, three bedrooms and a rear yard, this property is perfect for a first time buyer or young family.

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 two 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

Entered through a composite front door with wall panelling, spotlighting and understairs cupboard.

Sitting Room

13'2 x 11'9 plus bay

Cast iron gas fire set on a stone hearth. Featuring deep ceiling coving, picture rail and radiator.

WC

Two piece suite comprising; low suite wc and hand basin. Part tiled walls, tiled floor and radiator.

Living Room

15'1 x 11'8

Second reception room with picture rail and radiator.

Inner Hall

Built-in storage cupboards.

Kitchen

12'10 x 6'10

Range of wall and base units with laminate worktop, stainless steel sink unit and tiled splashback. Integrated appliances comprising; 5-ring gas hob, electric double oven, canopied extractor fan and plumbing for a washing machine. Baxi combination boiler. Vinyl flooring, spotlighting and radiator.

First Floor

Landing

Radiator.

Bedroom One

15'1 x 10'6

Large double room with built-in wardrobes, decorative cast iron fireplace, spotlighting and radiator.

Bedroom Two

13'4 x 9'11

Double room with decorative cast iron fireplace, built-in cupboard and radiator.

Bedroom Three

9'9 x 7'8

Large single room with radiator.

Bathroom

Three piece suite comprising; low suite wc, hand basin and bath with electric shower over. Vinyl flooring, part tiled walls, spotlighting and radiator.

Outside

To the front of the property there is a paved area and steps leading to the front door.

To the rear there is a Indian stone paved yard and useful outbuilding.

Council Tax & Tenure

Tenure: Freehold

Council Tax: 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



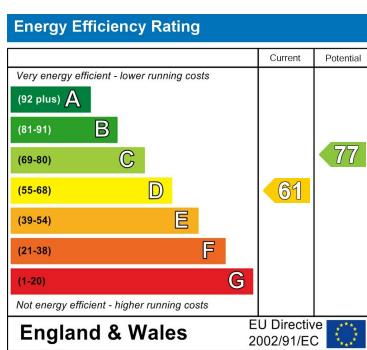


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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.