



House - Terraced (EPC Rating: D)

**32 ALBION STREET, EARBY, BARNOLDSWICK,
BB18 6QA**

£119,950

**CARLING
JONES**



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D

2 Bedroom House - Terraced located in Barnoldswick

Well-presented mid terraced home featuring; sitting room, kitchen, utility room, two double bedrooms and house bathroom. Set in the village of Earby, this property is perfect for first time buyers or investors alike.

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:-

Ground Floor

Entrance Vestibule

With composite front door and leading through to;

Sitting Room

15'8 x 12'10

Built-in dresser unit and open fireplace with stone hearth and lintel.

Kitchen

11'4 x 8'9

Range of wall and base units with laminate worktop, tiled splashback and porcelain sink unit. Canopied extractor fan, plumbing for washing machine, spot lighting and laminate flooring.

Utility Room

4'11 x 4'6

Wall units, laminate worktop and composite stable door leading to rear yard.

First Floor

Landing

Access to boarded loft space via a retractable ladder.

Bedroom One

15'9 x 9'9 max

Double room with radiator.

Bedroom Two

7'5 x 6'9

With a study area measuring 9'7 x 3'3 then leading to the bedroom. Built-in cupboard, spot lighting and radiator.

Bathroom

Three piece suite comprising; low suite wc, hand basin and shower cubicle with thermostatic shower over. Fully tiled walls, cupboard housing Baxi combination boiler and radiator.

Outside

Pleasant flagged rear yard.

Council Tax & Tenure

Tenure: Freehold

Council Tax Band: A

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,



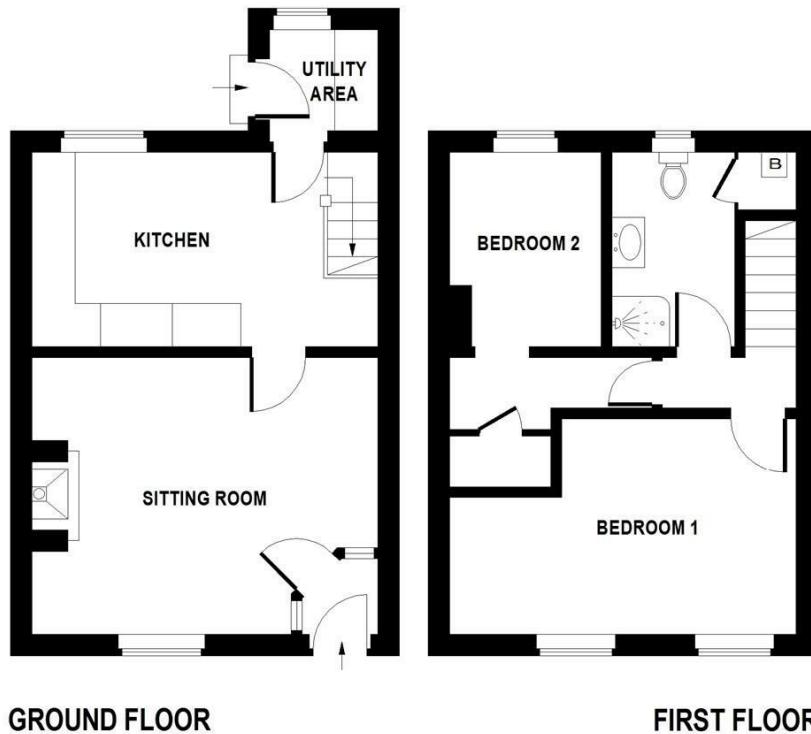
but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

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





32 ALBION STREET

This plan is for reference only and is in accordance with PMA guidelines.

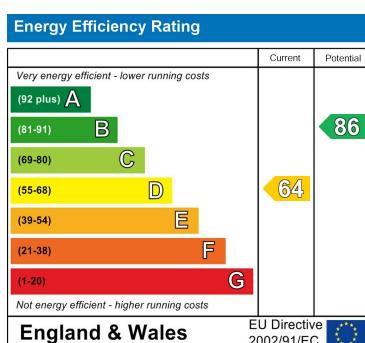
It is not to scale and all measurements are approximate.

Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID668853)

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.