



House - End Terrace (EPC Rating: E)

**2 JOHN STREET, EARBY, BARNOLDSWICK, BB18**

**6XH**

Per Month

**£750 Per**



Nestled in the charming area of Earby, Barnoldswick, this delightful end terrace house on John Street offers a perfect blend of character and modern living. The property boasts a rich history while providing a comfortable and inviting atmosphere for its residents.

This home features a well-proportioned reception room that serves as an ideal space for relaxation or entertaining guests. The two bedrooms are thoughtfully designed, providing ample space for rest and personalisation.

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).

#### Sitting Room

12'6 x 10'0

The sitting room welcomes you with a bright, neutral palette and plush carpeting underfoot. A traditional fireplace forms a cosy focal point, flanked by a window that fills the space with natural light. This room offers a comfortable setting for relaxing or entertaining, enhanced by its practical layout.

#### Kitchen

12'1 x 11'11

The kitchen is spacious and well-lit, featuring modern cupboards with a gloss finish and integrated appliances that offer both convenience and style. A sizeable window and glazed door provide access to the garden, inviting light in while creating a seamless link to the outdoor space. The patterned flooring adds a contemporary touch, making this a practical and inviting area for cooking and dining.

#### Bedroom

13'1 x 9'11

Large double room.

#### Bedroom

11'10 x 6'8

Large single room.

#### Bathroom

The bathroom is fitted with a classic suite, including a bathtub with an overhead shower, a wash basin, and a toilet. Neutral tiling surrounds the bath area, and a window

provides ventilation and natural light, creating a fresh and functional space.

#### Rear Garden

The rear garden is a low-maintenance, paved courtyard enclosed by stone walls, offering privacy and a secure area for outdoor enjoyment. A stone-built shed provides useful storage space, ideal for garden tools and outdoor equipment.

#### Council Tax

Council Tax Band: A

#### 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

#### Tenancy Information

**HOLDING DEPOSITS:** A holding deposit, equal to 1 weeks rent, is payable upon the start of the application. Successful Applications - any holding deposit will be offset against the initial rent and Deposit, with the agreement of the payee.

**FEES PAYABLE IN ACCORDANCE WITH THE TENANT FEES ACT 2019:** Additional variable charges may apply during the course of the tenancy or at the end and are detailed within the Tenancy Agreement, eg. Default of Contract - Later Payment Charge £25.00; Default of Contract - Loss of keys £25.00; Contract Variation - Admin Charge £50.00; Contract Early Termination - Admin Charge £50.00 (plus any reasonable Landlords costs, by prior agreement)

**DEPOSIT:** A deposit equal to 5 weeks rent (6 weeks rent,



where the annual rent is great than £50,000) will be payable plus the first months rent once the references have been passed and before the tenancy begins.

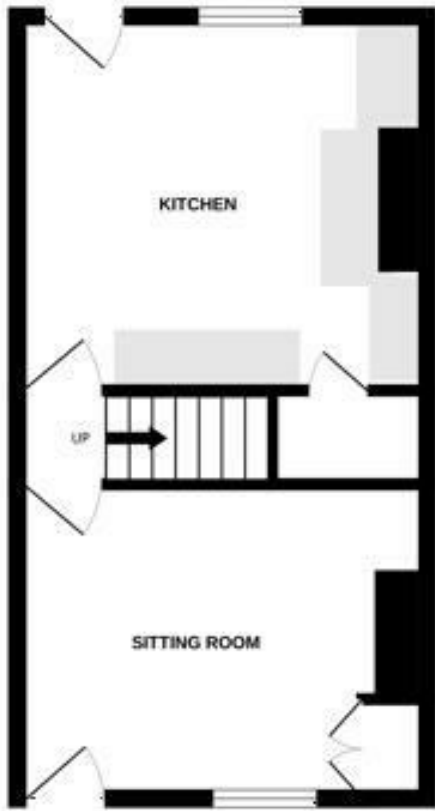
**OTHER INFORMATION:** Carling Jones Ltd is a member of the RICS Client Money Protection Scheme. Carling Jones Ltd is a member of The Property Ombudsman Redress Scheme.

#### Viewings

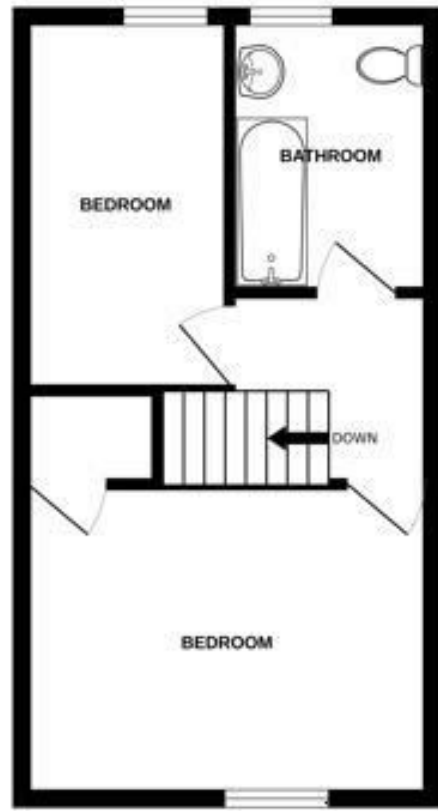
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



GROUND FLOOR



1ST FLOOR

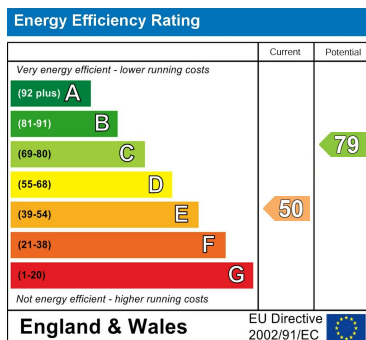


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Heringo 1/2018

Council Tax Band

A

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.

