

FOR SALE  
**Sally  
Harrison**  
ESTATE AGENTS  
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62 Skipton Road, Earby, Lancashire  
BB18 6PL



## PROPERTY DESCRIPTION

Having the makings of a really excellent and extremely appealing family home, this substantial, stone built house is in a short terraced row, the last block on Skipton Road, immediately before School Lane. This imposing dwelling is recommended for an early viewing, is located in a much sought after residential area on the outskirts of Earby and has the advantage of being close to the lovely surrounding countryside, as well as being conveniently situated just a short walk from the town centre and other amenities. This superior property requires some updating and has huge potential, including scope to convert the large basement to create additional accommodation, if required, subject to PP/Building Regulation Approval.

Complemented by pvc double glazing and gas central heating, the accommodation briefly comprises an entrance hall, a lounge with a wall mounted electric fire and rural views from the front and a good sized living/dining room with an attractive marble fireplace fitted with a living flame gas fire. The kitchen is fitted with modern shaker style units, incorporating an integral dishwasher and the superb basement is divided into two areas with the main room having a window allowing natural light and ventilation. There are three first floor bedrooms, a larger than average bathroom, fitted with a three piece suite, with a shower over the bath, and the good sized attic provides a fourth double bedroom. The forecourt is laid with artificial grass for easier maintenance and the enclosed yard at the rear has an outbuilding, which provides useful storage space. NO CHAIN INVOLVED.

## FEATURES

- Superior Garden Fronted Terr House
- Substantial, Desirable Family Home
- Close to Open Countryside & Town Centre
- Ent Hall, Lounge & Living/Dining Rm
- Ftd Kitchen & Large, Very Useful Basement
- 4 Decent Bedrms inc. SF Attic Bedrm
- Extremely Spacious Bathroom
- PVC Dble Glazing & Gas Central Heating
- Requires Modernising & Improving
- Early Viewing Highly Rec – No Chain





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Composite entrance door, with a pvc double glazed window light above. Coved ceiling and feature celing arch, radiator, telephone point and stairs leading to the first floor.

#### Living Room

13' 8" plus recess x 12' 1" into alcoves (4.17m plus recess x 3.68m into alcoves) Having the benefit of lovely views of the open countryside opposite, this nice sized room has a wall mounted gas fire, coved ceiling and an ornate ceiling rose, picture rails, two radiators and glazed, sliding double doors leading into the dining room.

#### Dining Room

15' 1" plus recess x 13' 3" into alcoves and recess (4.60m plus recess x 4.04m into alcoves and recess)

The generously proportioned second reception room features a carved marble fireplace, fitted with a living flame gas fire, and also has a pvc double glazed window and a radiator.

#### Kitchen

12' 1" x 8' 1" plus recess (3.68m x 2.46m plus recess)

Fitted with modern shaker style units and drawers, laminate worktops, with tiled splashbacks, and a one and a half bowl sink with a mixer tap, the kitchen also has an electric cooker point, an integral dishwasher, plumbing for a washing machine and houses the wall mounted gas condensing combination central heating boiler. PVC double glazed window, wall mounted gas heater, an internal door giving access to the stairs to the cellar and a pvc double glazed, frosted glass external door.

#### Cellar

13' 8" x 11' 9" into alcoves, plus recess (4.17m x 3.58m into alcoves, plus recess) This good sized and extremely useful room offers plenty of potential and scope to serve any number of purposes and has a pvc double glazed window, a cold water tap and electric power and light. Incorporated in the basement is an additional smaller room (10' 9" x 7' 1"/3.28m x 2.16m), which is ideal as a store room.

### First floor

#### Landing

Spindled balustrade, storage cupboard, with fitted shelves, and enclosed stairs leading up to the second floor attic bedroom.

#### Bedroom One

13' 11" x 10' 10" into alcoves (4.24m x 3.30m into alcoves)

This spacious double room has a radiator and a pvc double glazed window, from which there is a pleasant outlook.

#### Bedroom Two

13' 11" x 10' 7" into alcoves (4.24m x 3.23m into alcoves)

This second double room has a radiator and the benefit of rural views from the pvc double glazed window.

#### Bedroom Three

10' 6" x 5' 5" (3.20m x 1.65m)

Also enjoying the views from the front, this room has a pvc double glazed window and a radiator.

#### Bathroom

11' 3" into recess x 8' 0" (3.43m into recess x 2.44m)

The much larger than the average bathroom is fitted with a three piece suite, comprising a bath, with a shower over, a w.c. and a pedestal wash hand basin, all of



which have tiled splashbacks. PVC double glazed window, radiator and a built-in storage cupboard.

### Second Floor

#### Attic/Bedroom Four

15' 2" plus recess, less stairwell x 10' 5" to wardrobe fronts (4.62m plus recess, less stairwell x 3.17m to wardrobe fronts)

This good sized attic room offers lots of potential and has a built-in wardrobe and dressing table, a double glazed Velux window, radiator and a door giving access to an under-eaves storage space. .

### Outside

#### Front

The garden forecourt is laid with artificial grass, for easy maintenance, with surrounding borders, covered with forest bark and stocked with a variety of shrubs.

#### Rear

The enclosed yard has two outbuildings, one of which has a w.c. and the second one has an electric light.

#### Directions

Proceed into Earby on the A56, via Thornton in Craven, along Skipton Road. Go past the Punch Bowl Pub on the left and All Saints Church on the right, through the 'S' bend and the property is on the left.

#### Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

#### Disclaimer

Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

Photographs – Photographs are reproduced for general information only and it must not be inferred that any item is included in the sale with the property.

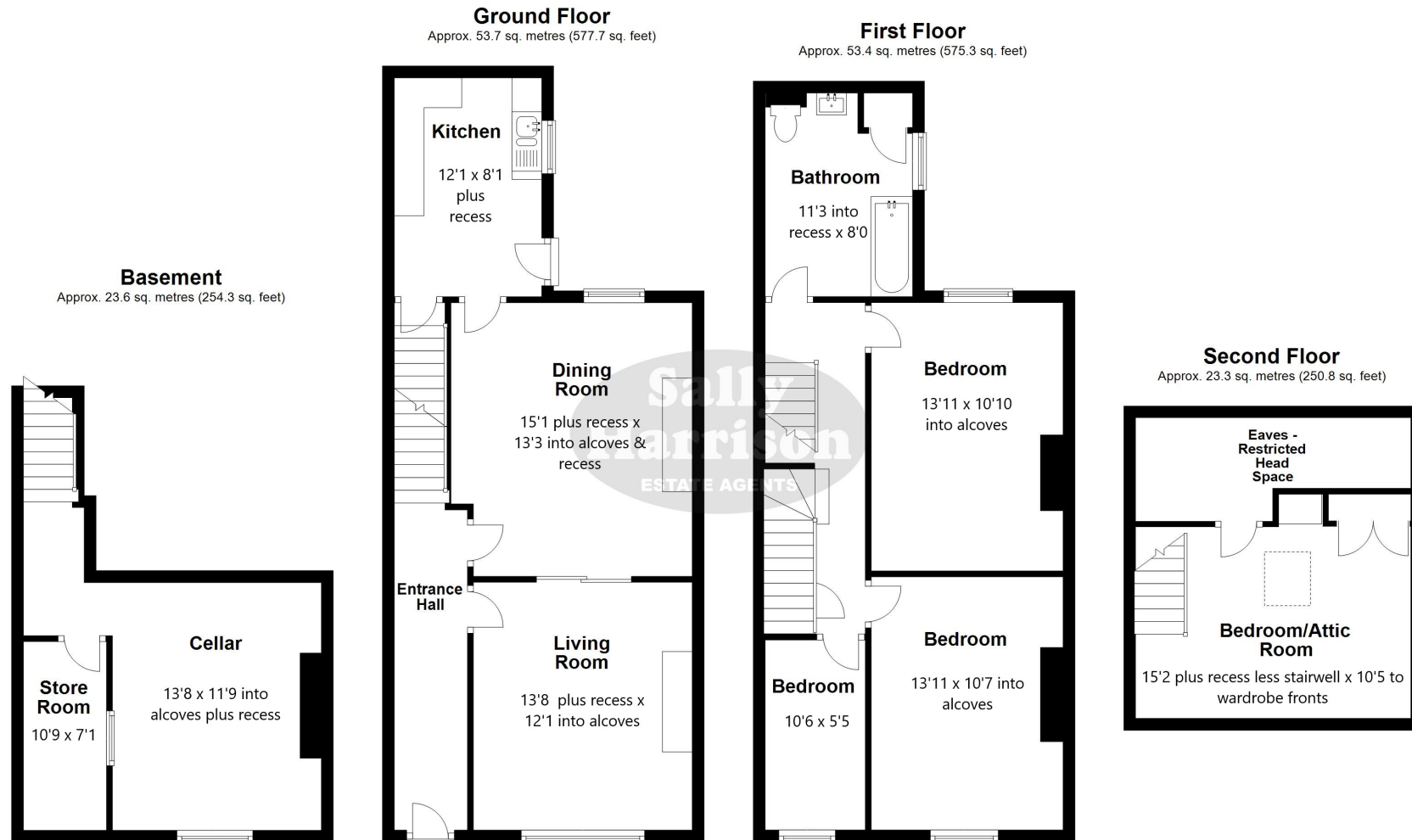
#### House To Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

# FLOORPLAN



Total area: approx. 154.1 sq. metres (1658.2 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way the accuracy of the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this floor plan.

Plan produced using PlanUp.

