



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	60	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Dale View, Earby, BB18 6YA

£230,000

SPACIOUS FOUR BEDROOM DETACHED HOME WITH A GARAGE AND OFF ROAD PARKING

Beautifully presented and nestled in a gorgeous location, this four bedroom property is being proudly welcomed to the market in the heart of the popular town of Earby. This property is perfectly situated in close proximity to local amenities, well regarded schools and popular commuter routes to surrounding towns and villages. With a deceptively spacious living room, dining room and kitchen, four bedrooms, WC and four piece bathroom suite, two conservatories as well as an enclosed garden, garage and off road parking, this property is perfect for a growing family or for a perfectly located upsize.

The property comprises briefly: entrance into the bright hallway with stairs leading to the first floor and doors providing access to the kitchen, living room, WC and understairs storage. The living room is open to the dining room which offers access to the conservatory. From the conservatory there is access to the utility room which in turn has doors to the garage, kitchen and rear garden. To the first floor, there are doors providing access to four bedrooms and a four piece bathroom suite. Externally, this property offers rear and front, laid to lawn gardens. The rear also provides a convenient shed and mature shrubs. To the front, there is off road parking.

For further information or to arrange any viewings, please contact our Barnoldswick team.

Dale View, Earby, BB18 6YA

£230,000

 4  1  2  D

- Fantastic Detached Property
 - Spacious Reception Rooms
 - Off Road Parking
 - EPC Rating: D
- Four Bedrooms
 - Four Piece Bathroom
 - Freehold
- Fitted Kitchen
 - Enclosed Rear Garden
 - Council Tax Band D

Ground Floor

Entrance Hallway

14'2 x 6' (4.32m x 1.83m)

UPVC double glazed front entrance door, UPVC double glazed frosted window, central heating radiator, smoke alarm, tiled flooring, stairs to the first floor, understairs storage and doors to reception room, kitchen and WC.

WC

6' x 2'8 (1.83m x 0.81m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin and tiled flooring.

Reception Room

14'4 x 11'9 (4.37m x 3.58m)

UPVC double glazed bay window, central heating radiator, electric fire, television point, coving, ceiling rose and open to the dining room.

Dining Room

13'10 x 11'9 (4.22m x 3.58m)

Central heating radiator, coving, ceiling rose and UPVC double glazed sliding doors to the conservatory.

Conservatory

9'8 x 9'4 (2.95m x 2.84m)

UPVC double glazed windows, central heating radiator and UPVC double glazed door to the utility.

Utility

9'10 x 7'10 (3.00m x 2.39m)

UPVC double glazed windows, plumbing for washing machine, doors to the kitchen and garage and UPVC double glazed door to the rear.

Kitchen

10'9 x 8'9 (3.28m x 2.67m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with laminate surfaces and tiled splashbacks, stainless steel sink with drainer and mixer tap, oven with four ring hob, space for fridge freezer, boiler, laminate flooring.

Garage

17'5 x 8'11 (5.31m x 2.72m)

UPVC double glazed frosted window and garage door.

First Floor

Landing

9'9 x 5'10 (2.97m x 1.78m)

UPVC double glazed frosted window, smoke alarm, loft access and doors to four bedrooms and bathroom.

Bedroom One

13' x 10'6 (3.96m x 3.20m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

10'9 x 10' (3.28m x 3.05m)

UPVC double glazed window and central heating radiator.

Bedroom Three

11'2 x 7'6 (3.40m x 2.29m)

UPVC double glazed window and central heating radiator.

Bedroom Four

11'3 x 6'11 (3.43m x 2.11m)

UPVC double glazed window and central heating radiator.

Bathroom

7'10 x 6'8 (2.39m x 2.03m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin, panelled bath, direct feed shower unit, part tiled elevations and laminate flooring.

External

Rear

Enclosed laid to lawn garden with a shed.

