



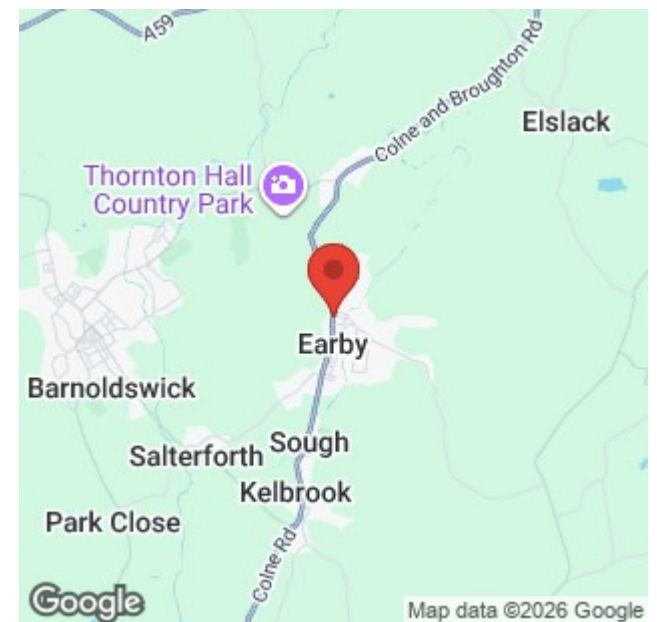
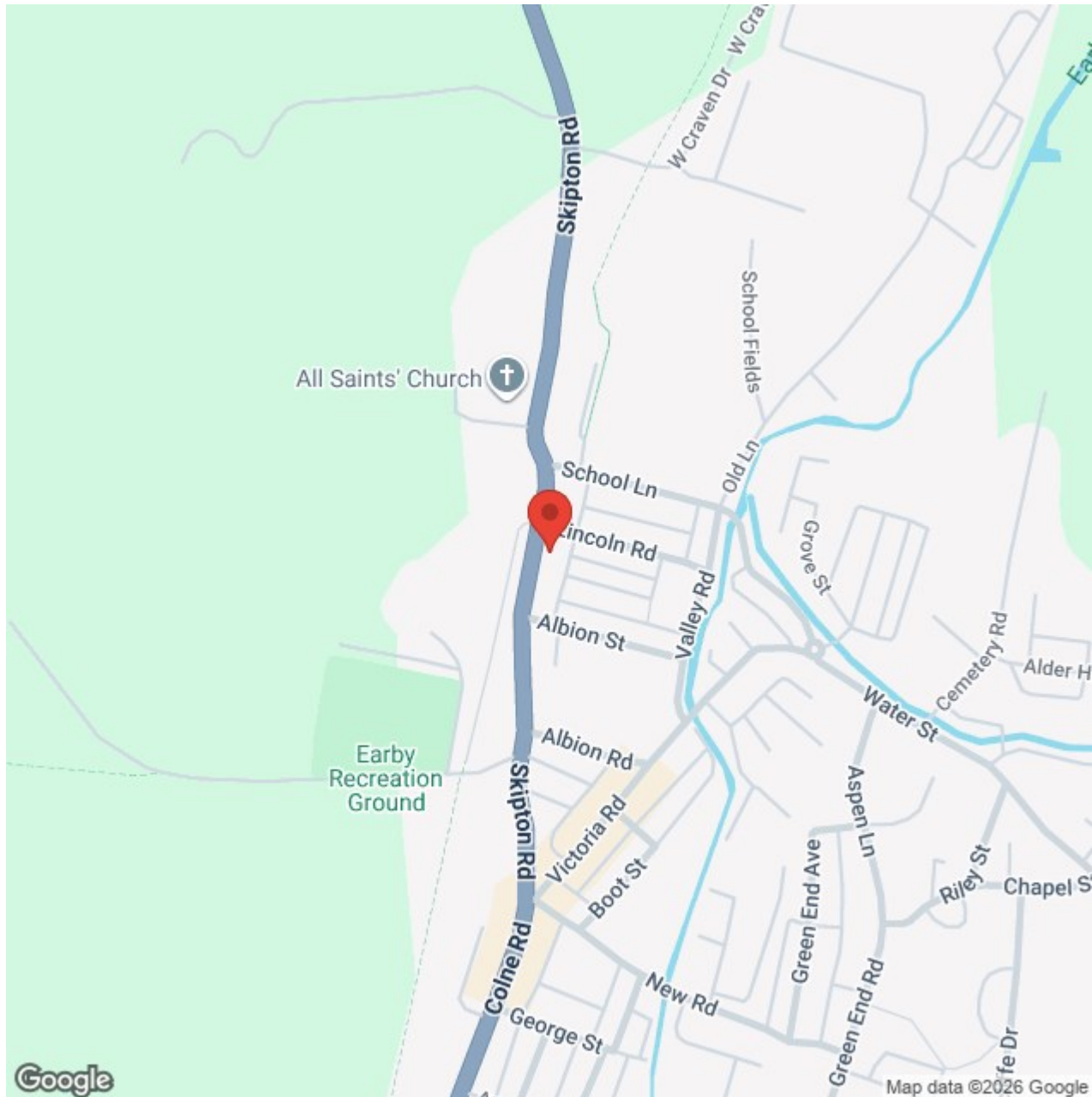
Hilton &
Horsfall

The Olive House, Skipton Road, Earby Offers In The Region Of £205,000

- Stylish Kitchen With Grey Shaker-Style Units
- Impressive Versatile Attic Room With Roof Windows
- Desirable Earby Location – No Onward Chain
- Enclosed Rear Yard With Useful Brick-Built Outbuilding
- Two Generously Proportioned Reception Rooms
- Spacious Accommodation Arranged Over Three Floors
- Beautifully Presented Three Bedroom Mid-Terrace Property

Situated in a desirable residential location in the popular town of Earby, this beautifully presented three-bedroom mid-terrace property offers spacious and versatile accommodation arranged over three floors, together with an impressive attic room, an enclosed rear yard and the added advantage of being offered for sale with no onward chain. The attractive stone-built frontage, featuring bay windows and a small enclosed front garden, creates a welcoming first impression, whilst the interior combines traditional character with tasteful contemporary finishes throughout. Entering through the hallway, with its striking patterned flooring, the accommodation opens into a generously proportioned sitting room featuring a beautiful bay window and an attractive decorative fireplace. To the rear, a second spacious reception room provides an inviting setting for everyday living, with a recessed brick fireplace housing a log-burning style stove, built-in storage and access through to the kitchen. The stylish kitchen features grey shaker-style cabinetry, contrasting work surfaces, attractive tiled splashbacks and integrated cooking appliances, with direct access to the rear yard. Upstairs, the first-floor accommodation comprises three well-presented bedrooms, including two generous doubles, both with charming decorative fireplaces, alongside a beautifully appointed family bathroom featuring a freestanding roll-top bath and separate walk-in shower. A further staircase rises to the second floor, where an impressive attic room offers flexible additional accommodation, with roof windows, exposed painted beams and useful eaves storage. Externally, the property benefits from an enclosed paved rear yard with gated access and a useful brick-built outbuilding, providing additional storage. Conveniently positioned for Earby's local amenities and surrounding countryside, this attractive home offers an excellent combination of space, character and presentation.







Lancashire

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GROUND FLOOR

HALLWAY

A welcoming entrance hallway accessed through a glazed front entrance door with an overhead glazed panel, allowing natural light to filter through. Beautifully patterned flooring creates an attractive first impression, complemented by neutral décor, decorative coving and a pendant ceiling light. Internal doors provide access to the ground floor reception rooms.

SITTING ROOM 15'6" x 11'3" (4.73m x 3.43m)

A beautifully presented and spacious sitting room positioned at the front of the property, featuring an attractive bay window which allows plenty of natural light to fill the room. A striking fireplace with a dark marble-effect surround, decorative tiled hearth and traditional cast iron insert provides an elegant focal point. The room is finished with neutral décor, fitted carpeting, decorative coving, deep skirting boards and a contemporary ceiling light fitting. A central heating radiator completes this inviting reception room, offering a comfortable space for relaxing or entertaining.

LIVING ROOM 14'11" x 10'2" (4.56m x 3.10m)

A spacious and beautifully presented second reception room positioned towards the rear of the property, featuring a charming log-burning style stove set within a recessed brick fireplace, complemented by a substantial stone lintel and raised brick hearth. The room benefits from fitted cupboards and drawers providing useful storage, with one of the cupboards housing the central heating boiler. A window overlooking the rear yard allows natural light into the space. Finished with neutral décor, fitted carpeting, decorative coving, a contemporary pendant light fitting and a central heating radiator. An internal door leads through to the kitchen, making this a versatile and comfortable room for everyday living.

KITCHEN 10'4" x 7'8" (3.15m x 2.36m)

A beautifully presented kitchen fitted with a stylish range of grey shaker-style wall and base units, complemented by contrasting wood-effect work surfaces and attractive blue tiled splashbacks. Integrated appliances include an electric oven with a four-ring gas hob and stainless steel extractor hood above. Further features include a sink with drainer and contemporary mixer tap, useful open wine storage and under-cabinet lighting. Decorative patterned flooring adds character to the room, whilst a window overlooking the rear yard provides natural light. A partially glazed external door offers direct access to the rear yard.

STORAGE 11'8" x 2'11" (3.56m x 0.90m)

A useful storage area accessed from the kitchen, providing additional space for household items and everyday essentials.

FIRST FLOOR / LANDING

A bright and well-presented first-floor landing featuring neutral décor, fitted grey carpeting and a painted staircase balustrade. An attractive glazed rooflight allows natural light to illuminate the space, whilst a contemporary pendant light fitting adds character. Internal doors provide access to the three bedrooms and family bathroom, with a further staircase leading to the attic room.

BEDROOM ONE 15'1" x 9'6" (4.60m x 2.90m)

A spacious and beautifully presented double bedroom positioned at the rear of the property, featuring a large window which allows plenty of natural light into the room. An attractive decorative fireplace with an ornate surround and cast iron insert provides a charming focal point, adding character to the space. The room is finished with crisp white décor, fitted grey carpeting, deep skirting boards, a pendant ceiling light fitting and a central heating radiator. Offering generous floor space for bedroom furniture, this is a bright and comfortable principal bedroom.

BEDROOM TWO 12'11" x 9'0" (3.94m x 2.76m)

A generously proportioned double bedroom positioned at the front of the property, featuring a large window which allows plenty of natural light into the room. An attractive decorative fireplace with an ornate surround and cast iron insert adds character and provides a charming focal point. Beautifully presented throughout with fresh neutral décor, fitted grey carpeting, deep skirting boards, a pendant ceiling light fitting and a central heating radiator. The room offers ample space for bedroom furniture, making it a comfortable and versatile second bedroom.

BEDROOM THREE 10'3" x 6'0" (3.13m x 1.83m)

A well-presented third bedroom positioned at the front of the property, featuring a window which provides plenty of natural light. Finished with fresh white décor, fitted grey carpeting, a pendant ceiling light fitting and a central heating radiator. This versatile room would be equally suitable as a single bedroom, nursery or home office, depending on individual requirements.

STORAGE CUPBOARD 2'5" x 2'4" (0.74m x 0.72m)

A useful built-in storage cupboard accessed directly from bedroom three, providing additional space for household items and personal belongings.

BATHROOM 10'5" x 7'10" (3.20m x 2.39m)

A beautifully presented and spacious family bathroom fitted with a stylish four-piece suite comprising a freestanding roll-top bath with decorative claw feet and traditional chrome mixer tap with handheld shower attachment, a large walk-in shower enclosure with glazed screens, overhead rainfall shower and additional handheld attachment, a pedestal wash basin and a low-level W.C. Attractive white metro-style wall tiling with contrasting dark grout complements the decorative patterned flooring, whilst soft grey and white décor creates a fresh, contemporary finish. Further features include a traditional-style column radiator, recessed ceiling spotlights and a frosted window providing natural light and privacy.

SECOND FLOOR

ATTIC ROOM 18'3" x 15'3" (5.58m x 4.66m)

An impressive and generously proportioned attic room accessed via a fixed staircase from the first-floor landing, providing a versatile additional space suitable for a variety of uses, such as a home office, hobby room or occasional guest accommodation, subject to any necessary consents. The room features sloping ceilings with exposed painted beams and multiple roof windows which allow an abundance of natural light to fill the space. Beautifully presented with neutral décor, a subtle feature wall, fitted grey carpeting, ceiling spotlights and central heating radiators. There are also useful access doors to storage within the eaves. A spacious and adaptable room which adds further flexibility to the accommodation, with some restricted headroom beneath the sloping ceilings.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/skiptonroadearby>

LOCATION

Situated along Skipton Road in the popular town of Earby, this property enjoys a convenient

position within an established residential area close to the Lancashire and Yorkshire border. Earby offers a range of everyday amenities, including local shops, independent businesses, cafés and community facilities, together with access to surrounding countryside and scenic walking routes. The neighbouring towns of Barnoldswick and Colne provide further shopping and leisure facilities, whilst Skipton, often referred to as the Gateway to the Yorkshire Dales, is also within easy reach. Regular bus services connect Earby with neighbouring towns, including Barnoldswick, Colne and Skipton. The location combines the convenience of local amenities with opportunities to enjoy the attractive countryside of the surrounding area.

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OUTSIDE

The property enjoys an attractive stone-built frontage with traditional architectural detailing and bay windows, complemented by a small enclosed front garden with low stone boundary walls and gated access to the entrance. To the rear is a neatly presented, enclosed paved yard offering a pleasant outdoor space for seating, potted plants and everyday use. The yard also benefits from a useful brick-built outbuilding providing additional storage, together with gated access. The outdoor areas offer a practical, low-maintenance setting which complements the beautifully presented accommodation within.





Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1223 ft²

113.6 m²

Reduced headroom

31 ft²

2.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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