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Cowgill Street, Earby

Offers In The Region Of £127,500

• Convenient for Earby Town Centre Amenities • Enclosed Paved Rear Yard • Useful Brick-Built Storage Outbuilding • Generously Sized Breakfast Kitchen • Spacious Living Room with Feature Fireplace • Two Bedrooms • Traditional Stone-Fronted Mid-Terrace Property

Situated in the town of Earby, this traditional stone-fronted, two-bedroom mid-terrace property offers well-proportioned accommodation arranged over two floors, together with an enclosed rear yard and a useful brick-built storage outbuilding. The property would make a suitable purchase for first-time buyers, those looking to downsize or investors seeking a residential property in an established area. The accommodation briefly comprises a spacious living room positioned to the front of the property, featuring a recessed fireplace with a freestanding log burner-style stove, stone hearth and timber mantel. To the rear is a generously sized breakfast kitchen, fitted with a range of cream shaker-style units, contrasting work surfaces and space for a dining table, with a glazed external door providing access to the rear yard. A small hallway houses the staircase leading to the first floor. Upstairs, the property offers two bedrooms and a bathroom. Bedroom one is a particularly spacious double room overlooking Cowgill Street, with ample space for bedroom furniture. The second bedroom is positioned to the rear and provides flexible accommodation, suitable for use as a child's bedroom, guest room or home office. Completing the first floor is a bathroom fitted with a three-piece suite comprising a panelled bath, pedestal wash basin and WC. Externally, the property has an enclosed paved rear yard offering a practical outdoor seating area, along with a brick-built outbuilding providing additional storage. Earby offers a selection of everyday amenities, including shops and local services, while the nearby towns of Barnoldswick, Colne and Skipton provide further facilities. The surrounding countryside also offers opportunities for walking and outdoor recreation. An internal viewing is recommended to appreciate the accommodation on offer.

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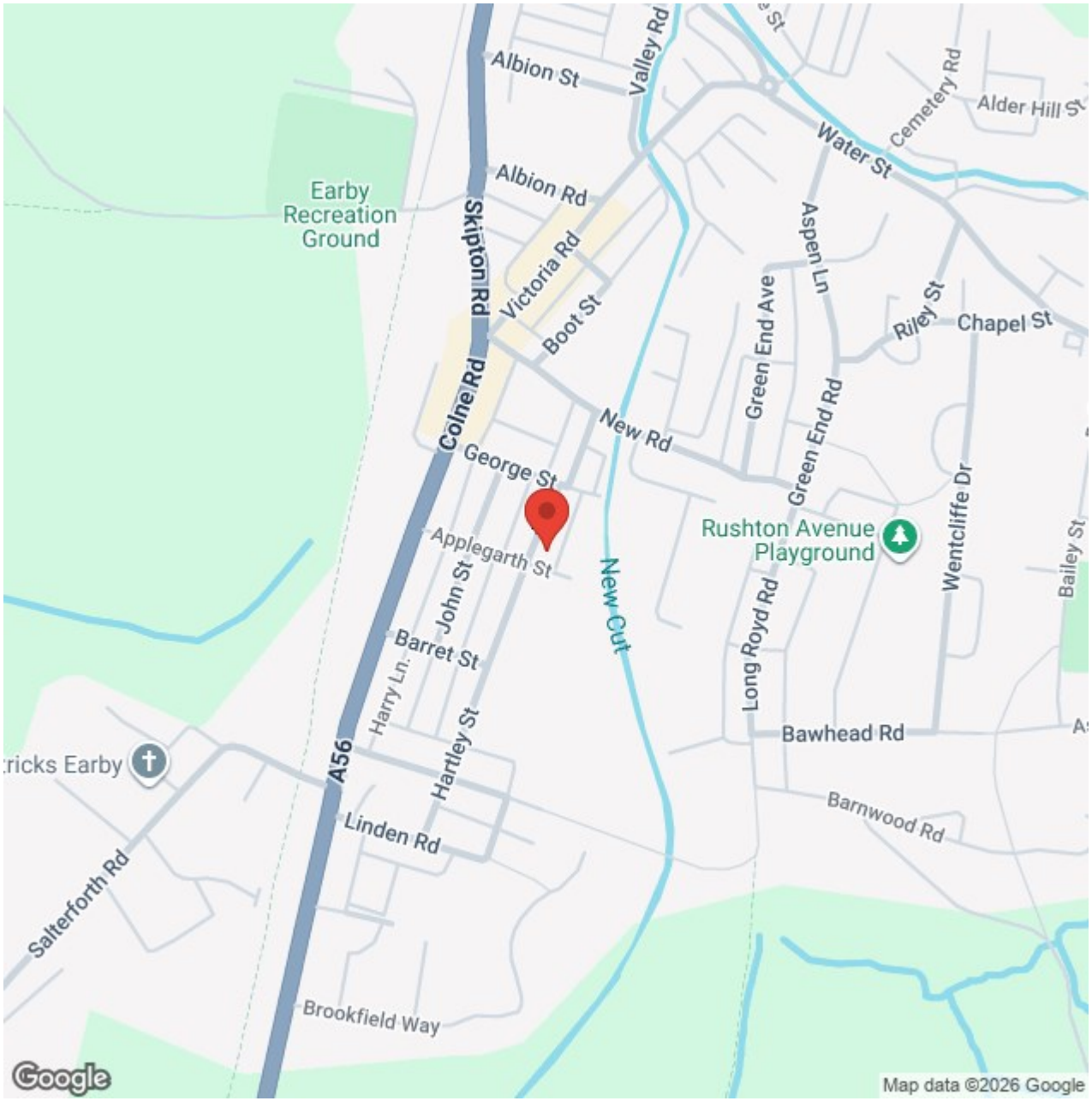
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Albion St
Valley Rd
Cemetery Rd
Alder Hill St
Water St
Albion Rd
Earby Recreation Ground
Skipton Rd
Victoria Rd
Boot St
Aspen Ln
Green End Ave
Riley St
Chapel St
Colne Rd
New Rd
Green End Rd
George St
Rushton Avenue Playground
Wentcliffe Dr
Bailey St
Applegarth St
John St
New Cut
Barret St
Harry Ln
Long Royd Rd
Bawhead Rd
Hartley St
A56
Barnwood Rd
Linden Rd
Salterforth Rd
Brookfield Way
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Lancashire

Situated in the town of Earby, this traditional stone-fronted, two-bedroom mid-terrace property offers well-proportioned accommodation arranged over two floors, together with an enclosed rear yard and a useful brick-built storage outbuilding. The property would make a suitable purchase for first-time buyers, those looking to downsize or investors seeking a residential property in an established area. The accommodation briefly comprises a spacious living room positioned to the front of the property, featuring a recessed fireplace with a freestanding log burner-style stove, stone hearth and timber mantel. To the rear is a generously sized breakfast kitchen, fitted with a range of cream shaker-style units, contrasting work surfaces and space for a dining table, with a glazed external door providing access to the rear yard. A small hallway houses the staircase leading to the first floor. Upstairs, the property offers two bedrooms and a bathroom. Bedroom one is a particularly spacious double room overlooking Cowgill Street, with ample space for bedroom furniture. The second bedroom is positioned to the rear and provides flexible accommodation, suitable for use as a child's bedroom, guest room or home office. Completing the first floor is a bathroom fitted with a three-piece suite comprising a panelled bath, pedestal wash basin and WC. Externally, the property has an enclosed paved rear yard offering a practical outdoor seating area, along with a brick-built outbuilding providing additional storage. Earby offers a selection of everyday amenities, including shops and local services, while the nearby towns of Barnoldswick, Colne and Skipton provide further facilities. The surrounding countryside also offers opportunities for walking and outdoor recreation. An internal viewing is recommended to appreciate the accommodation on offer.

GROUND FLOOR

LIVING ROOM 13'9" x 13'1" (4.20m x 3.99m)
A spacious and welcoming living room situated to the front of the property, featuring a large window allowing plenty of natural light into the room. The main focal point is a recessed fireplace housing a freestanding log burner-style stove, set on a stone hearth with a timber mantel above. The room also benefits from neutral décor, fitted carpeting, timber skirting boards and ample space for comfortable seating arrangements. A door provides direct access onto Cowgill Street.

INNER HALL
A small hallway providing access to the staircase leading to the first floor and through to the breakfast kitchen.

BREAKFAST KITCHEN 9'11" x 12'11" (3.03m x 3.96m)
A spacious breakfast kitchen situated to the rear of the property, fitted with a range of cream shaker-style wall and base units with contrasting dark work surfaces and tiled splashbacks. The kitchen incorporates a sink with drainer, freestanding cooker with stainless steel extractor hood above, plumbing for a washing machine and space for a fridge freezer. There is ample room for a dining table, making this a practical space for everyday dining. Additional features include dark tiled flooring, a window overlooking the rear yard, wall-mounted radiator and a glazed external door providing direct access outside.

FIRST FLOOR / LANDING
A small landing at the top of the staircase providing access to the first floor accommodation.

BEDROOM ONE 13'10" x 13'3" (4.24m x 4.05m)
A generously proportioned double bedroom situated to the front of the property, featuring a large window allowing plenty of natural light into the room. The bedroom offers ample space for a double bed, wardrobes, drawers and additional bedroom furniture. Further features include neutral décor, fitted carpeting and a wall-mounted electric radiator.

BEDROOM TWO 9'11" x 6'11" (3.03m x 2.12m)
A well-presented second bedroom situated to the rear of the property, featuring a window allowing natural light into the room. Currently arranged with a single bed and desk, the room offers flexibility for use as a child's bedroom, guest room or home office. Finished with neutral décor and fitted carpeting.

BATHROOM 7'4" x 4'9" (2.24m x 1.45m)
A first floor bathroom fitted with a three-piece suite comprising a panelled bath with tiled surround, pedestal wash basin and low-level WC. Additional features include a chrome heated towel rail, wall-mounted mirror with glass shelf, tiled flooring and a window to the rear providing natural light and ventilation.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/cowgillstreetearby

LOCATION
Cowgill Street is situated within the town of Earby, which offers a range of everyday amenities including local shops, convenience stores and services. The nearby towns of Barnoldswick, Colne and Skipton provide a wider selection of shopping, leisure and other facilities. Earby is positioned along the A56, offering road connections towards Colne and Skipton, while local bus services provide additional transport links to surrounding towns. The town is also surrounded by attractive countryside, with public footpaths and walking routes providing opportunities to enjoy the local landscape. This established residential setting offers access to everyday amenities alongside the countryside of the Lancashire and Yorkshire border area.

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These particulars are intended as a general guide to the property and do not constitute, nor form part of, any offer or contract. They have been prepared from information supplied by the vendor and from observations made during the course of marketing. Unless stated otherwise, they may be issued in draft form pending approval by the vendor. Hilton & Horsfall has not tested any services, systems, appliances, equipment or installations referred to in these particulars and gives no warranty as to their condition, safety or working order. Measurements are approximate and may have been taken electronically; they should not be relied upon for the ordering or placement of furnishings, floor coverings or for any other purpose requiring precise dimensions. Floorplans are provided for layout and identification purposes only and should not be treated as being to scale unless expressly stated. These particulars should be read together with any material information supplied for the property. Prospective purchasers should satisfy themselves, by inspection, survey, legal enquiries and such other investigations as they consider appropriate, as to any matter material to their decision, including the property's condition, tenure, boundaries, rights, restrictions, services, planning or Building Regulations approvals and specification. Items shown in photographs, floorplans or described in the particulars should not be assumed to be included in the sale unless confirmed in writing. Nothing in these particulars is intended to exclude or limit any liability that cannot lawfully be excluded or limited.

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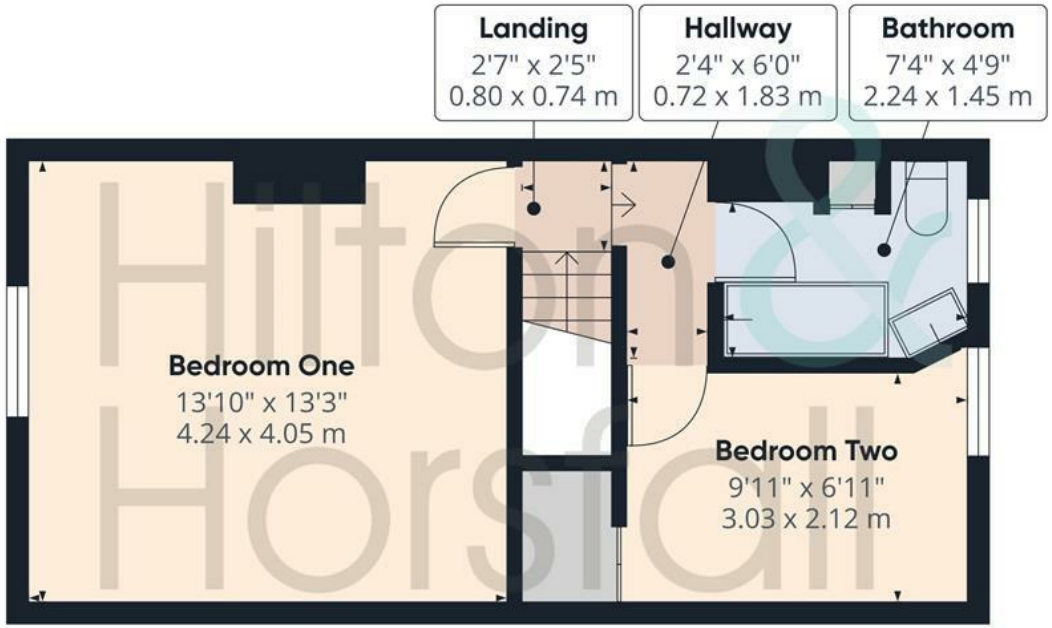
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OUTSIDE

To the front, the property has a traditional stone-faced exterior with a front entrance door opening directly onto Cowgill Street. To the rear is an enclosed paved yard providing a practical outdoor space with room for seating and potted plants. The yard also benefits from a useful brick-built outbuilding offering additional storage space. A gate provides access to the rear.



Ground Floor



Floor 1

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Approximate total area(1)

664 ft²

61.6 m²

(1) Excluding balconies and terraces

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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