



Hilton &
Horsfall

BB18 6XF

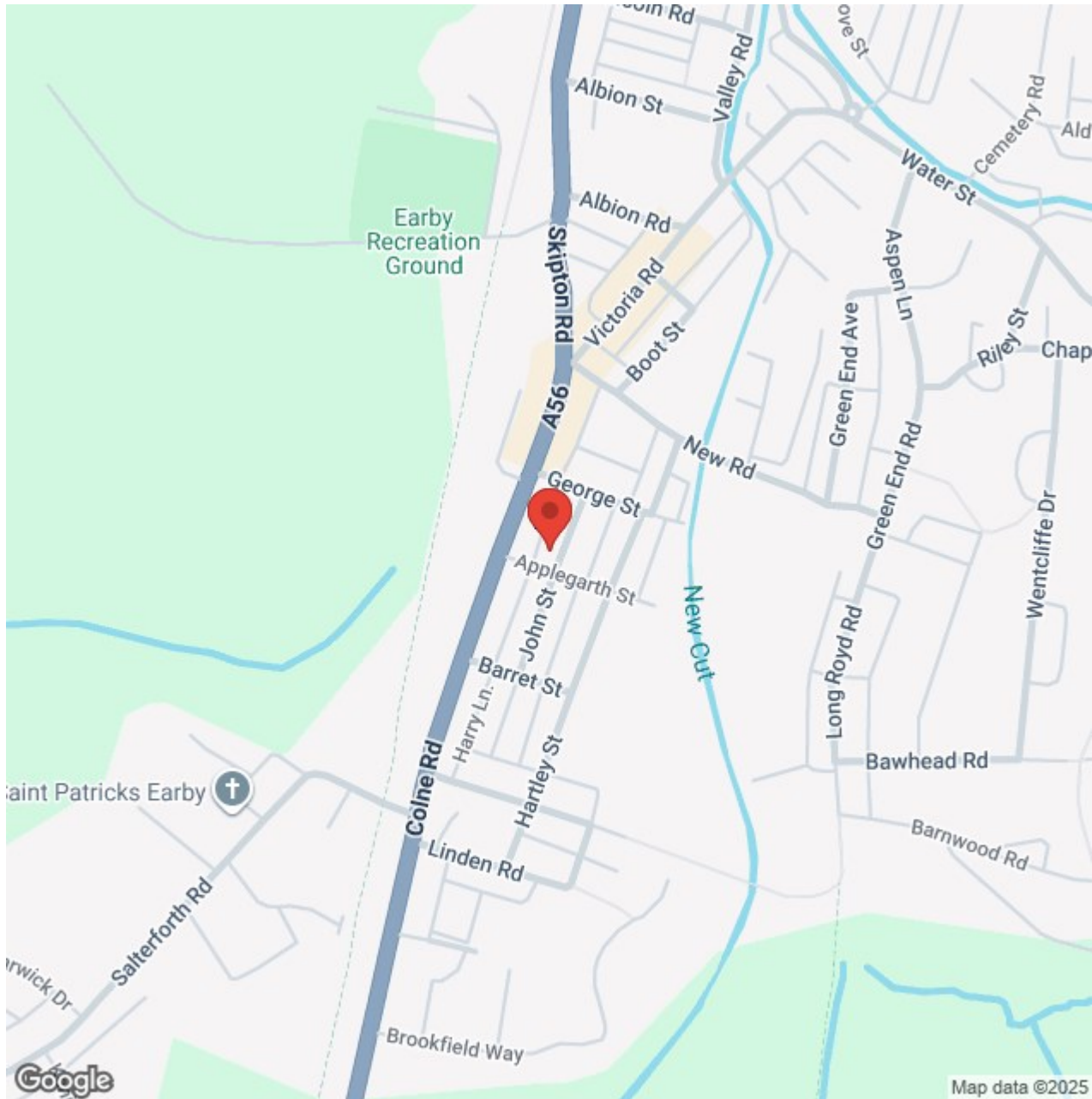
James Street, Earby, Barnoldswick Offers In The Region Of £109,950

- Mid Terrace • Three Bedrooms • Three Piece Bathroom • Dining Kitchen • One Reception Room

A brilliant opportunity to acquire this THREE bedroomed terraced dwelling located in a highly desirable area of Earby. Situated conveniently close by to local amenities, restaurants and good schools. This property briefly comprises of: family sized living room, large dining kitchen, three well proportioned bedrooms and a contemporary three piece bathroom suite.

Externally to the rear elevation there is an enclosed yard. Ideal for a small family / investor. Early viewings are advised. Council Tax Band A.







Lancashire

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GROUND FLOOR

On the ground floor you will find:

LIVING ROOM 10'0" x 13'6" (3.07m x 4.12m)

A family sized living room with wood effect flooring, space for settees, exposed brick feature fireplace with gas fire, ceiling coving, television point, 1x central heating radiator, smoke detector, composite double glazed window and uPVC door to the front elevation.

KITCHEN 14'1" x 13'4" (4.30m x 4.08m)

Offering a range of fitted wall and base units with contrasting worktops, tiled flooring, tiled splash back, inset sink with chrome mixer tap, integrated oven / grill, 4 ring gas hob with chrome extractor hood above, space for a freestanding fridge / freezer, space for a table and chairs, plumbing for a washing machine, space for a tumble dryer, cupboard housing boiler, under stairs storage cupboard, uPVC double glazed window and door to the rear elevation.

FIRST FLOOR / LANDING

On the first floor / landing you will find:

BEDROOM ONE 11'3" x 8'0" (3.44m x 2.45m)

A bedroom of double proportions having fitted wardrobes and drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation.

BEDROOM TWO 9'11" x 7'1" (3.04m x 2.18m)

A bedroom of single proportions with space for drawers, 1x central heating radiator and composite double glazed window to the front elevation.

BEDROOM THREE 9'11" x 6'0" (3.03m x 1.85m)

A bedroom of single proportions with space for drawers, 1x central heating radiator and composite double glazed window to the front elevation.

BATHROOM

A contemporary three piece bathroom suite comprising of: tiled flooring, part tiled walls, panelled bathtub with chrome mixer tap, shower over and glass shower screen, push button w.c, sink in vanity unit with chrome mixer tap, 1x central heating radiator and uPVC double glazed frosted window to the rear elevation.

EXTERNALLY

Externally to the rear elevation is an enclosed yard.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/james-street-earby>

PROPERTY DETAILS

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain

items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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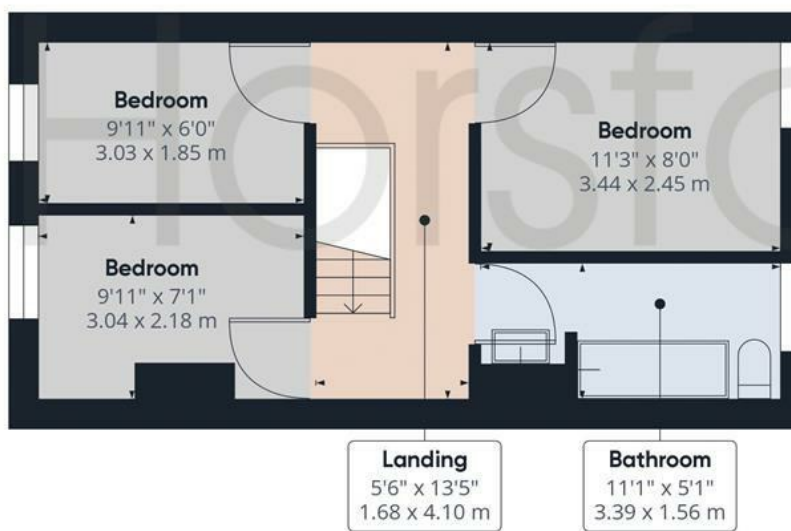


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OUTSIDE

Externally to the rear elevation is an enclosed yard.



Approximate total area⁽¹⁾

677.81 ft²

62.97 m²

Reduced headroom

8.43 ft²

0.78 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



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