



Hilton &
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BB18 6XB

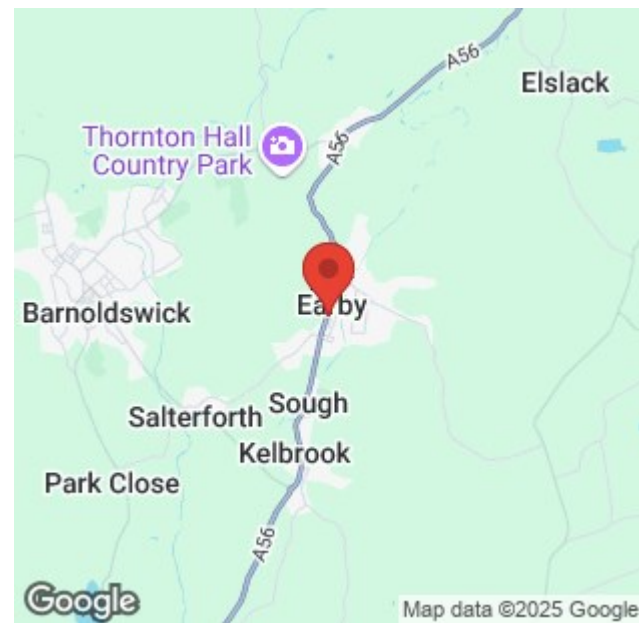
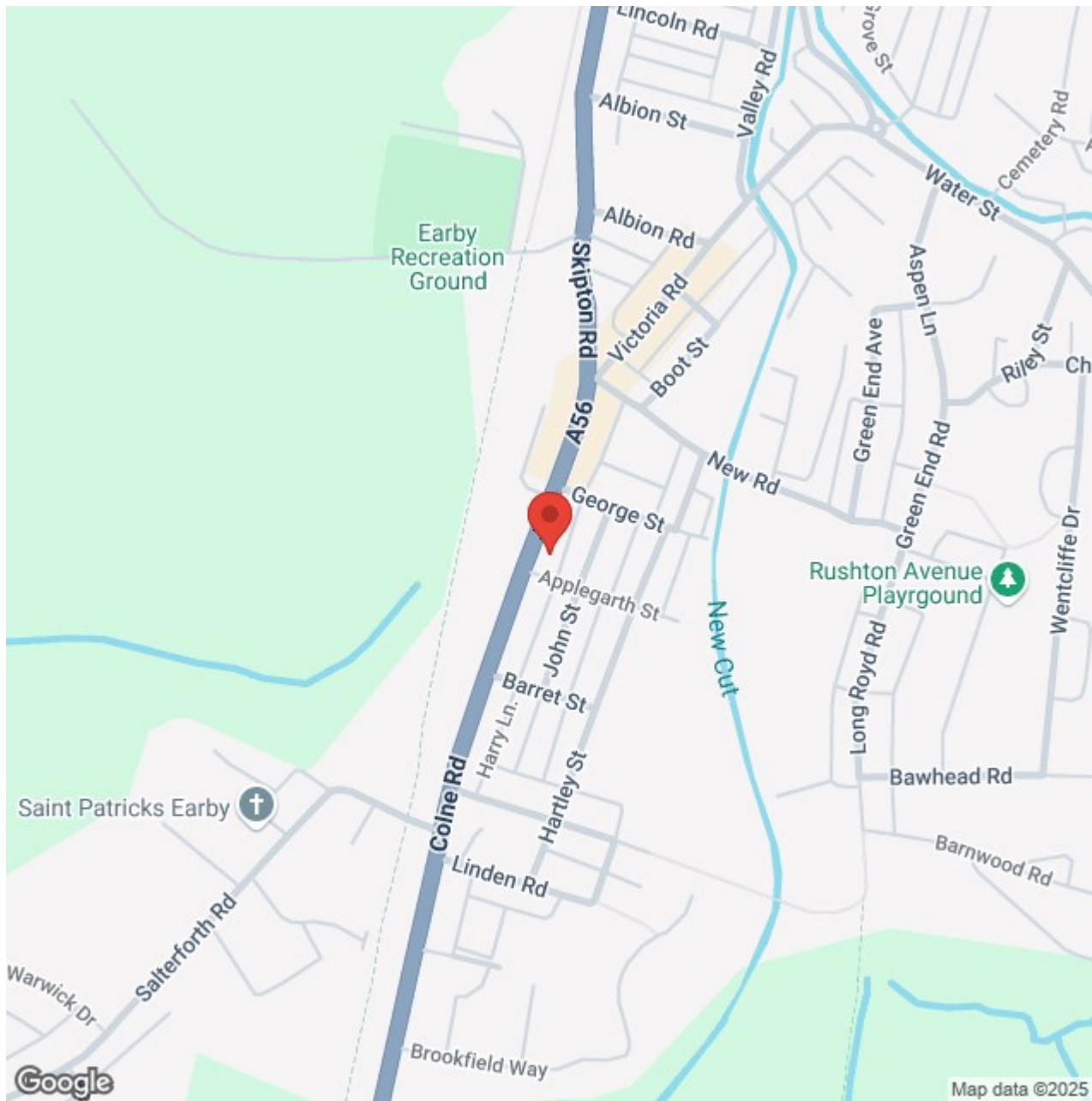
Colne Road, Earby, Barnoldswick Offers In The Region Of £169,950

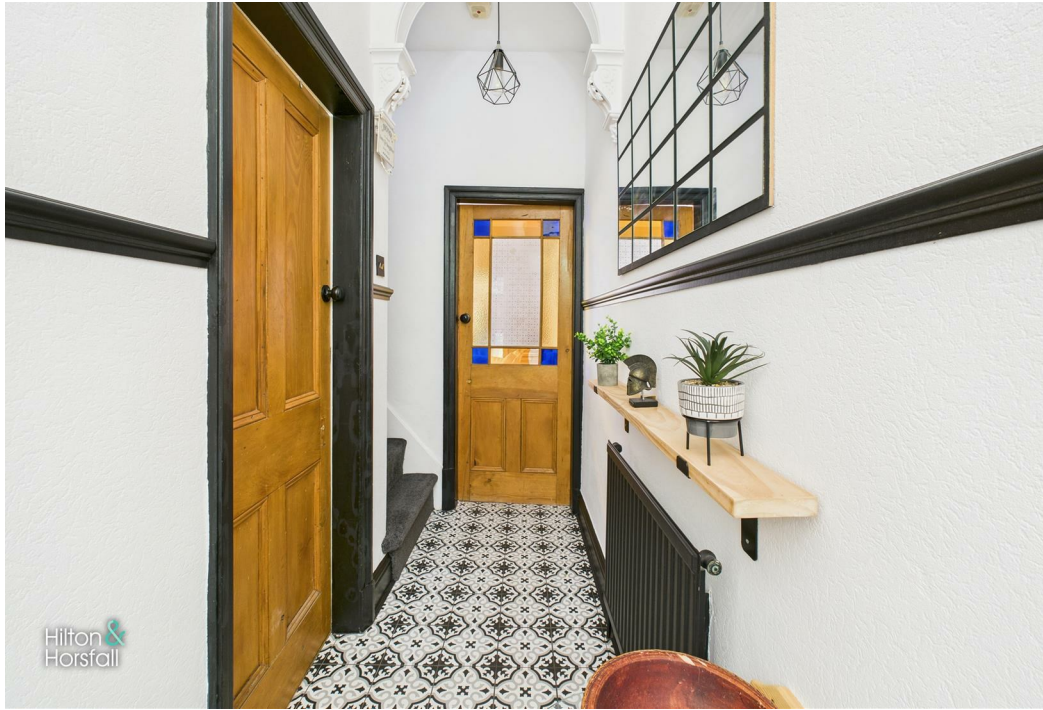
- Spacious mid-terrace home set over three floors
- Two reception rooms with character features
- Stylish galley kitchen with modern fittings and exposed brickwork
- Three bedrooms including a converted attic room
- Contemporary four-piece bathroom with freestanding bath
- Private, low-maintenance rear yard with artificial grass

A beautifully presented stone-built terrace offering generous living accommodation over three floors. This inviting home features two spacious reception rooms, a well-equipped kitchen, two first-floor bedrooms, a modern bathroom, and a versatile attic room on the second floor—ideal as a home office, guest room, or additional bedroom.

Positioned in a popular and convenient location, this property blends traditional character with modern comfort, boasting a delightful garden frontage and excellent kerb appeal. Ideal for first-time buyers, growing families or investors.







Lancashire

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360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/colne-road-earby/>

ENTRANCE VESTIBULE

HALLWAY

A stylish and welcoming entrance hall with patterned tiled flooring, original wood doors, and decorative archway detailing. Finished with modern touches and a practical layout leading to the main living areas.

SITTING ROOM 13'8" x 8'10" (4.19m x 2.71m)

A spacious and light-filled room featuring a large bay window, wood-effect flooring, and a charming decorative fireplace. Finished with tasteful décor and ideal for use as a lounge or dining area.

LIVING ROOM 13'11" x 12'3" (4.25m x 3.75m)

A generous and comfortable living space with neutral décor, wood-effect flooring, and a central fireplace with a wood-burning stove. Finished with original doors and ample room for family seating and entertainment.

KITCHEN 22'2" x 5'10" (6.76m x 1.79m)

A stylish and extended galley kitchen with white shaker units, marble-effect worktops, and exposed brick

feature walls. Complete with range-style cooker, integrated appliances, and patio doors leading out to the rear yard.

FIRST FLOOR / LANDING

BEDROOM ONE 11'5" x 12'0" (3.49m x 3.66m)

A spacious double bedroom located at the front of the property, featuring a large window with fitted blinds, panelled feature wall, and plenty of natural light. A calm and stylish space with ample room for furniture.

BEDROOM TWO 11'0" x 6'5" (3.36m x 1.97m)

A cosy and colourful single bedroom with rear-facing window. Features a playful mural wall, making it an ideal child's room or nursery.

BATHROOM 11'1" x 7'0" (3.39m x 2.14m)

A stylish and spacious bathroom featuring a freestanding bath, walk-in shower, vanity unit with countertop basin, and exposed brickwork for added character. A modern yet rustic design with plenty of natural light.

SECOND FLOOR

ATTIC ROOM 15'8" x 12'6" (4.80m x 3.83m)

A versatile top-floor space featuring a Velux roof window and dormer to the front, offering great natural light. Ideal as a guest bedroom, home office, or hobby room.

LOCATION

Situated in the popular village of Earby, this property is ideally positioned close to a range of local amenities including shops, cafés, parks, and well-regarded schools. The area offers excellent commuter links to nearby towns such as Barnoldswick, Colne, and Skipton, while also being within easy reach of beautiful countryside and scenic walking routes. It's a great spot for both families and professionals looking for a balance of convenience and rural charm.

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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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OUTSIDE

A private and low-maintenance rear yard with artificial grass and space for outdoor seating or play. Enclosed with stone walls and fencing, creating a secure and usable outdoor area ideal for children or relaxing in the warmer months.



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1042 ft²

96.8 m²

Reduced headroom

4 ft²

0.3 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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