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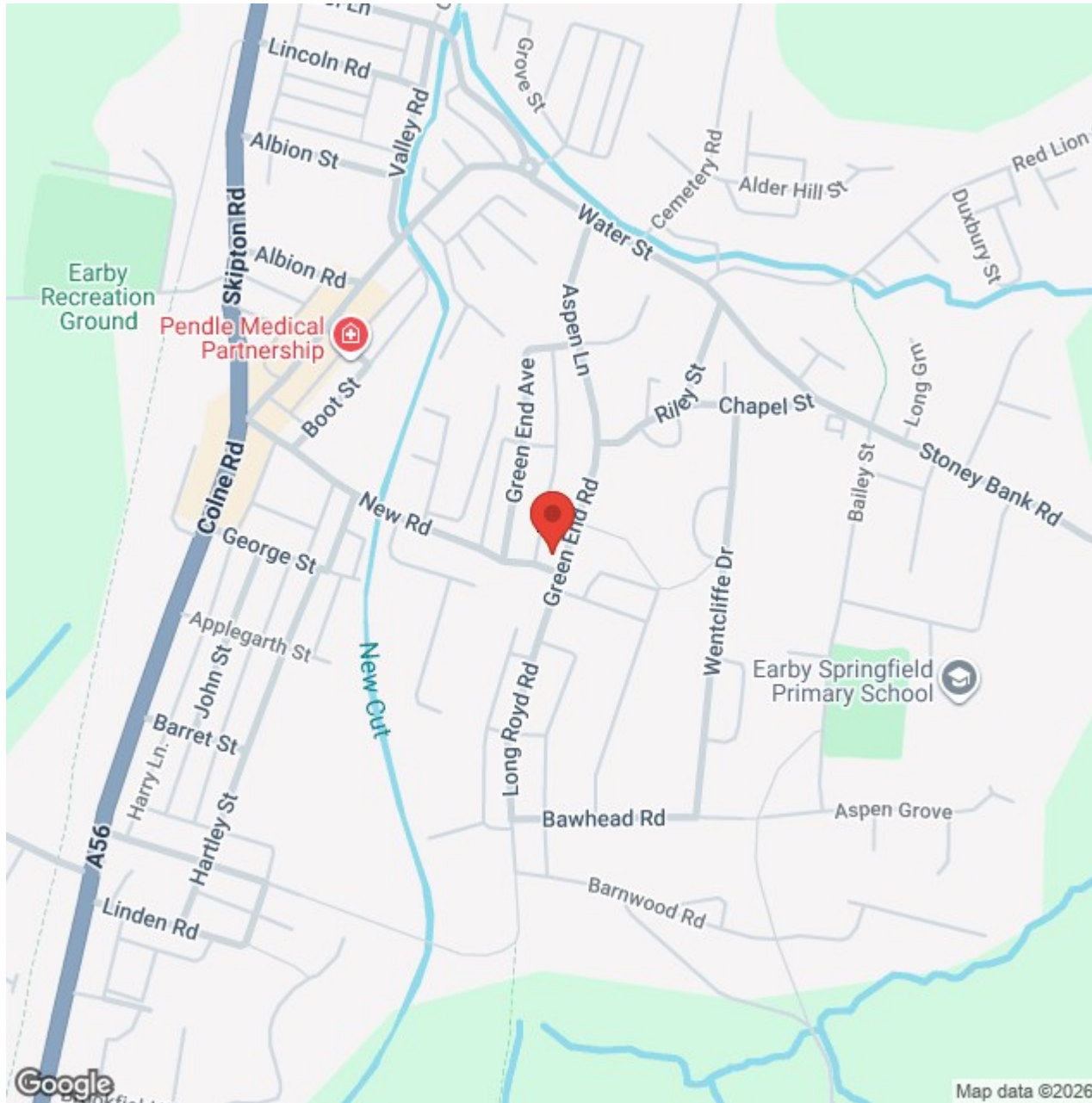
BB18 6NY

## Green End Road, Earby, Barnoldswick Offers In The Region Of £139,500

- Beautifully refurbished stone-built mid-cottage
- Open plan living / breakfast kitchen
- Two well-proportioned bedrooms
- Modern three-piece shower room
- Attractive cobbled courtyard setting
- No chain delay

An exceptional opportunity to acquire this beautifully refurbished stone-built mid-cottage, occupying a charming position within a sought-after cobbled courtyard setting. Finished to a high standard throughout, the property seamlessly blends character features with modern living, offering a stylish and ready-to-move-into home that is ideal for first-time buyers, downsizers or investors alike. With no chain delay, the property is perfectly positioned for a smooth and straightforward purchase. Internally, the accommodation briefly comprises a stunning open plan living and breakfast kitchen, complete with exposed beams, herringbone style flooring and a modern fitted kitchen, creating a bright and inviting space. To the first floor are two well-proportioned bedrooms and a contemporary shower room. Externally, the property benefits from a gated communal courtyard to the rear, providing a pleasant seating area, along with a useful outhouse for additional storage. Early viewing is highly recommended to fully appreciate all that this beautiful home has to offer.







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## Lancashire

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### GROUND FLOOR

#### ENTRANCE

#### LIVING ROOM / KITCHEN 18'0" x 12'9" (5.50m x 3.91m)

A beautifully presented open plan living and breakfast kitchen, finished to an exceptional standard throughout. The space seamlessly combines a cosy living area with a modern fitted kitchen, featuring stylish shaker units, contrasting worktops, integrated appliances and a breakfast bar providing a perfect spot for casual dining. The room is further enhanced by a striking herringbone style flooring, exposed timber beams and a feature open staircase, while windows to both the front and rear elevations, along with a door leading out to the rear, allow an abundance of natural light to flow through, creating a bright, warm and inviting living space.

#### FIRST FLOOR / LANDING

#### BEDROOM ONE 9'7" x 7'10" (2.94m x 2.39m)

A well-presented double bedroom positioned to the rear of the property, offering a peaceful and private outlook. The room is finished in neutral tones and benefits from a large window allowing plenty of natural light, creating a bright and comfortable space with ample room for bedroom furniture.

#### BEDROOM TWO 8'3" x 7'10" (2.53m x 2.40m)

A well-presented second bedroom positioned to the front of the property, offering a bright and versatile space. Currently utilised as a dressing room, the room would also make an ideal guest bedroom or home office, with a large window allowing plenty of natural light and a pleasant outlook.

#### SHOWER ROOM 6'10" x 4'8" (2.10m x 1.44m)

A modern and stylish shower room fitted with a three-piece suite comprising a walk-in shower enclosure, pedestal wash hand basin and low level WC. The room is finished with contemporary wall and floor coverings and benefits from a chrome heated towel radiator and a frosted window allowing natural light while maintaining privacy.

#### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/green-end-rd>

#### LOCATION

Situated in the popular town of Earby, the property enjoys a pleasant position within a charming and established setting. Earby offers a range of local amenities including independent shops, cafés and everyday services, all within comfortable walking distance. The surrounding countryside provides an abundance of scenic walks and open green spaces, ideal for those who enjoy the outdoors. Well positioned for access to nearby towns such as Barnoldswick, Colne and Skipton, the location offers an excellent balance between rural charm and everyday convenience.

#### PUBLISHING

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#### PROPERTY DETAIL

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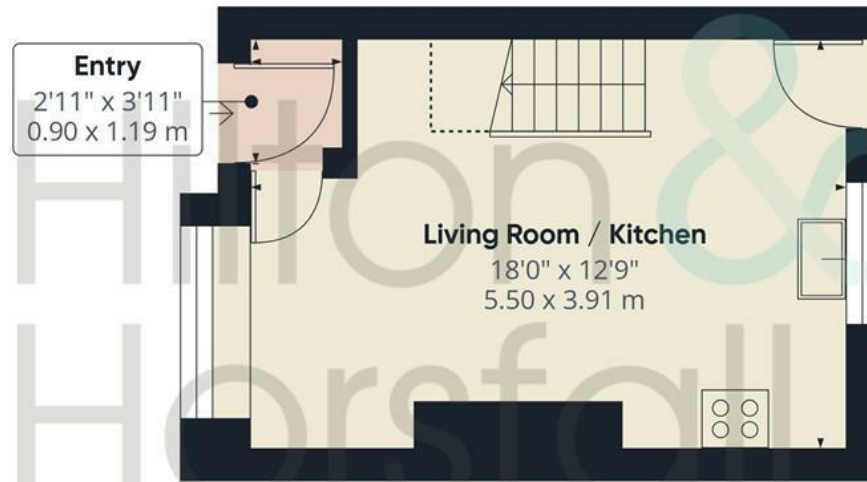
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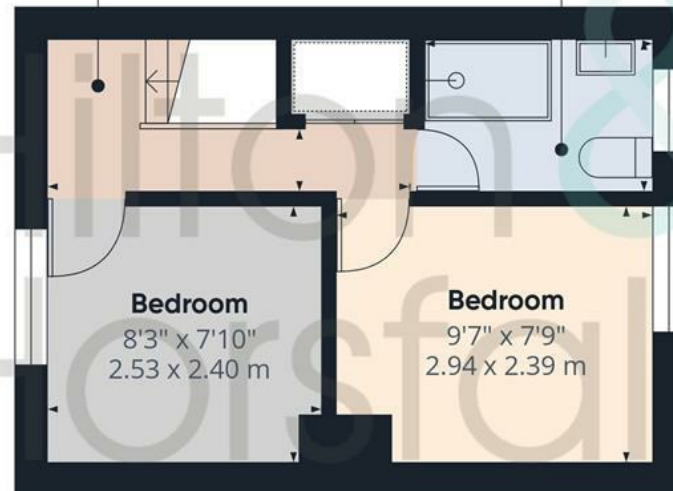


## OUTSIDE

Externally the property is set within an attractive cobbled courtyard setting, enhancing its charm and character. To the rear, there is a gated communal courtyard area providing a pleasant space for sitting out and enjoying the surroundings. The property also benefits from a useful outhouse, offering excellent external storage.



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

431 ft<sup>2</sup>

40.1 m<sup>2</sup>

Reduced headroom

15 ft<sup>2</sup>

1.4 m<sup>2</sup>

(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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