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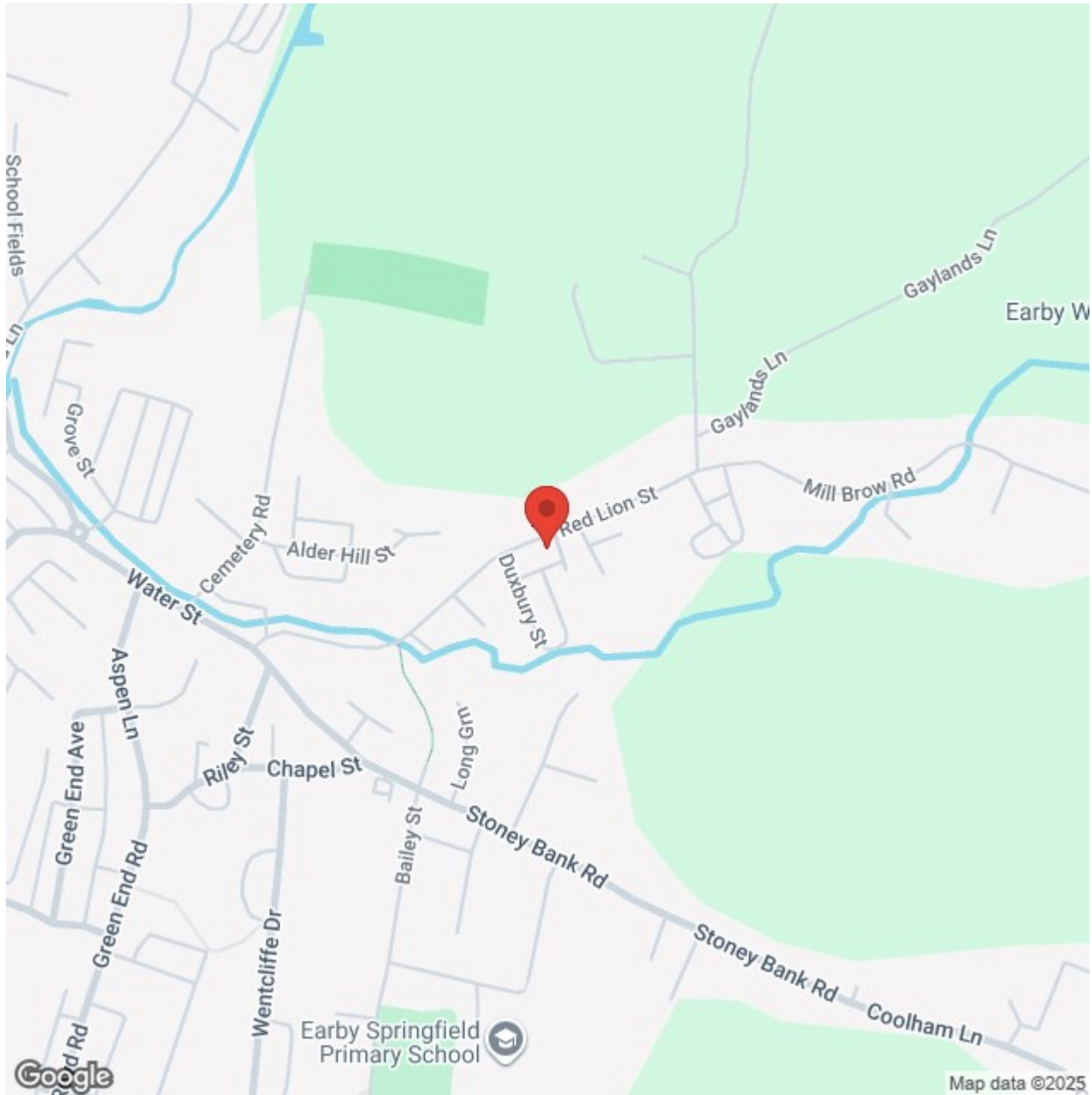
Red Lion Street, Earby, Barnoldswick Offers In The Region Of £169,950

- Deceptively spacious mid-terrace property
- Offered with no onward chain
- Two generous reception rooms plus fitted kitchen
- Two double bedrooms, family bathroom & additional attic room
- Low-maintenance forecourt and enclosed rear yard
- Convenient location close to local amenities, schools & transport links

A deceptively spacious mid-terrace property located in the heart of Earby. Offered to the market with no onward chain and being vacant and ready to move into, this home is ideal for first-time buyers, growing families, or those seeking an investment opportunity.

The property provides accommodation set over three floors, including two generous reception rooms, a fitted kitchen, two double bedrooms, a family bathroom, and an additional attic room, offering flexible living space. Externally, the home enjoys a low-maintenance garden forecourt to the front and an enclosed yard to the rear. Situated within walking distance of local amenities, schools, and transport links, the property combines character, space, and convenience in equal measure.







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Lancashire

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GROUND FLOOR

ENTRANCE HALLWAY

LIVING ROOM 12'4" x 12'2" (3.77m x 3.72m)

A bright and welcoming reception room positioned to the front of the property, featuring a large window that allows plenty of natural light. The room benefits from a decorative ceiling rose, coving detail, a central ceiling light, and a feature fireplace with surround. Neutral décor and carpet flooring make this an inviting and versatile living space.

DINING / SITTING ROOM 13'2" x 14'6" (4.02m x 4.44m)

A spacious and versatile reception room positioned between the living room and the kitchen. The space features a large window providing natural light, a decorative ceiling rose with central chandelier, dado rail, and ample room for a family dining table or secondary sitting area. The room also benefits from a feature chimney breast recess and access to the kitchen at the rear.

KITCHEN 8'2" x 11'0" (2.50m x 3.37m)

A modern fitted kitchen with a range of white wall and base units, contrasting work surfaces, and tiled splashbacks. The kitchen is equipped with an integrated oven and hob with extractor above, stainless steel sink with drainer, and space/plumbing for additional appliances including a washing machine and dishwasher. Dual aspect windows provide plenty of natural light, while wood-effect flooring completes the room.

REAR ENTRY

FIRST FLOOR / LANDING

BEDROOM ONE 10'5" x 12'6" (3.19m x 3.82m)

A generously proportioned double bedroom positioned to the front of the property. The room features a large window that provides an abundance of natural light, fitted wardrobes, and ample space for further furnishings. Neutral décor and carpet flooring make this a versatile and comfortable main bedroom.

BEDROOM TWO 13'3" x 14'8" (4.04m x 4.48m)

A large double bedroom situated to the rear of the property, featuring a wide window with views over the surrounding area. The room includes fitted wardrobes offering excellent storage, with additional space for freestanding furniture. Finished in neutral tones with carpet flooring, this is a bright and versatile second bedroom.

BATHROOM 8'2" x 10'7" (2.50m x 3.25m)

A spacious four-piece family bathroom comprising a freestanding claw-foot bath with mixer tap and shower attachment, a separate corner shower cubicle, low-level WC, and pedestal wash basin. Finished with part tiled walls, black-and-white tiled flooring, and a panelled ceiling. A window to the rear elevation provides natural light.

SECOND FLOOR

ATTIC ROOM 15'0" x 15'3" (4.58m x 4.67m)

A spacious and versatile attic room with Velux window providing natural light. This area offers flexible use as a home office, hobby room, or occasional bedroom. The room is fitted with a built-in sink, adding extra convenience, and also benefits from useful eaves storage. Finished with carpet flooring and neutral décor.

LOCATION

The property is located on Red Lion Street in the popular village of Earby, nestled on the Lancashire/Yorkshire border. Earby offers a range of local amenities including shops, cafés, primary schools, and public houses, along with excellent transport links to nearby towns such as Barnoldswick, Colne, and Skipton. The village is surrounded by beautiful countryside, with access to scenic walks and outdoor pursuits, while still being within easy reach of the M65 motorway network, making it ideal for commuters.

PROPERTY DETAIL

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

To the front of the property is a low-maintenance garden forecourt with planted borders, providing a welcoming approach. To the rear is an enclosed yard with paved patio, raised planted beds, and space for bins and outdoor storage. A timber gate provides access to the back street.



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1262 ft²

117.2 m²

Reduced headroom

3 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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