



£149,950

11 Rushton Avenue, Earby, BB18 6PQ







**Well-proportioned three bedroom mid terrace house located in the centre of Earby. Benefitting from off-road parking, garden and attic room! Perfect for first-time buyers and growing families.**

Earby is a small town within the Borough of Pendle approximately 5 miles north of Colne and 7 miles south west of Skipton. The town has a Post Office, small supermarket and independent shops. The historic town of Skipton provides comprehensive shopping and leisure facilities within 10 minutes drive of the Yorkshire Dales National Park, close to the popular holiday destinations of Malham, Grassington and Bolton Abbey. Skipton's railway station has regular services to Leeds and Bradford and a daily service direct to London. The major towns of East Lancashire and West Yorkshire are all within easy commutable distance.

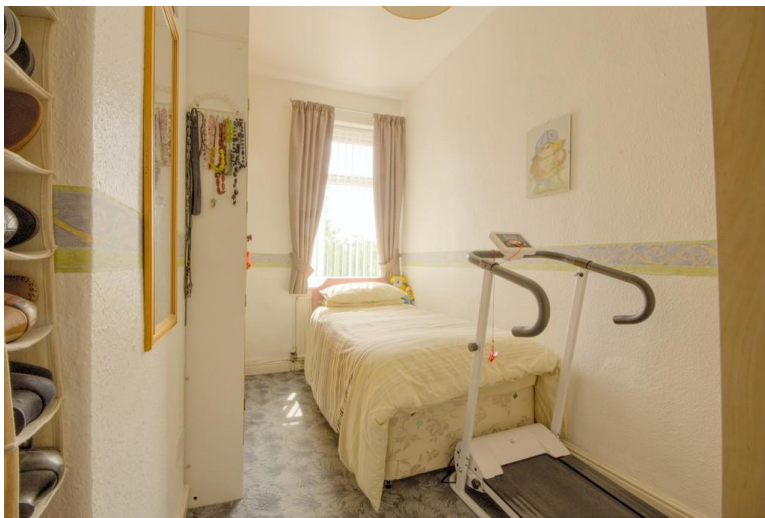
With gas-fired central heating and UPVC double glazed windows, the accommodation is described in brief below with approximate room sizes:-

#### **GROUND FLOOR**

##### **SITTING ROOM**

14' 1" x 12' 4" (4.29m x 3.76m)

Gas living flame coals effect fire with decorating surround and hearth. Matted footwell, radiator and coving.



## INNER HALL

### DINING ROOM

14' 0" x 12' 7" (4.27m x 3.84m)

Gas living flame coals effect fire with decorating surround, hearth and Baxi back boiler. Useful under stairs cupboard with light. Coving.

### KITCHEN

8' 0" x 6' 8" (2.44m x 2.03m)

Range of wall and base units with laminate worktop, stainless steel sink unit and tiled splash back. Gas 4-ring hob, electric oven, under counter fridge and plumbing for a washing machine. Vinyl flooring and spotlighting.

## FIRST FLOOR

### LANDING

#### BEDROOM ONE

9' 8" x 9' 7" (2.95m x 2.92m)

Mirrored built-in wardrobes, radiator and coving.

#### BEDROOM TWO

15' 8" x 6' 7" (4.78m x 2.01m) max.

Radiator.

#### BEDROOM THREE

12' 7" x 7' 1" (3.84m x 2.16m) max.

Built-in wardrobe and cupboards. Radiator.

### BATHROOM

Three piece suite comprising; low suite wc, pedestal hand basin and bath with electric shower over. Part tiled walls and radiator.

## SECOND FLOOR

### ATTIC ROOM

18' 0" x 14' 2" (5.49m x 4.32m)

Built-in storage cupboards and Velux window.

### OUTSIDE

To the front of the property there is a paved fore garden enclosed by stone walling and iron railings.

To the rear of the property there is a paved enclosed yard with outside store and wc. there is a gate leading to; Parking area with space for two cars and a further garden which is mainly pebbled with a raised deck area and timber store.

### SERVICES

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

### AGENTS NOTES & DISCLAIMER

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property







## VIEWINGS

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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