



**CARLING JONES**  
ESTATE AGENTS & CHARTERED SURVEYORS

**£159,950**

18 School Lane, Earby, BB18 6QF







**Beautiful four bedroomed property finished to a high standard throughout with en suite bathroom to master bedroom and garden to the rear. Close to the centre of Earby, with gas central heating and double glazing.**

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

#### **GROUND FLOOR**

##### **ENTRANCE VESTIBULE**

Accessed by a hardwood door with a decoratively glazed upper panel. Dado, laminate flooring, moulded ceiling coving plus a timber door with the original etched glass panel which gives access to the hallway.

##### **ENTRANCE HALL**

With moulded ceiling coving and archway, laminate flooring, dado and radiator.

##### **SITTING ROOM**

**12' 6" x 12' 5" (3.81m x 3.78m) plus bay.**

A lovely naturally light room with a recessed fireplace with exposed brickwork and a multi fuel stove set to a slate hearth. Two wall light points, radiator, moulded ceiling coving, laminate flooring and a timber framed double glazed bay window.



#### DINING ROOM

14' 9" x 13' 6" (4.5m x 4.11m)

Recessed chimney breast, laminate flooring, telephone point, radiator and a timber framed double glazed window. Understairs storage with light.

#### KITCHEN

10' 7" x 8' 4" (3.23m x 2.54m)

modern fitted kitchen comprising of base, wall and deep drawer units finished in glossy white,, work surfaces incorporating a bowl and a half stainless steel sink unit. Integral dishwasher, electric double oven and a gas hob with a chimney style extractor over. Space for an American fridge/freezer, tiled floor, timber framed double glazed window and a hardwood split stable type door leading out to the rear of the property.

#### FIRST FLOOR

##### LANDING

Under attic stairs storage.

##### BEDROOM ONE

14' 11" x 11' 3" (4.55m x 3.43m)

Moulded ceiling coving and radiator.

##### BEDROOM TWO

12' 6" x 9' 8" (3.81m x 2.95m)

Feature cast iron fireplace and radiator.

##### BEDROOM THREE

9' 6" x 6' 8" (2.9m x 2.03m)

Radiator.



#### BATHROOM

Three piece suite in white comprising of a "square" design panelled bath having a rain head shower plus a hand shower over, pedestal wash hand basin and a low suite w.c. Chrome towel rail/radiator and a built-in cupboard housing the "Worcester" condensing combination boiler. Distressed style floor covering and ceiling extractor.

#### SECOND FLOOR

##### BEDROOM FOUR

17' 4" x 12' 11" (5.28m x 3.94m) max.

built-in furniture to include a five doored wardrobe, dressing unit with three drawers and a six drawer chest. Four Velux double glazed roof windows, two of which offer long distance views. Laminate floor covering and two eaves spaces.

##### EN SUITE

Three piece suite in white consisting of a step in shower enclosure with a direct shower, rain head plus a hand shower, pedestal wash hand basin and a low suite w.c. Chrome towel rail/radiator, laminate flooring and a Velux double glazed roof window.

##### OUTSIDE

Garden forecourt and a fully enclosed flagged courtyard to the rear. Outbuilding with power and water supplies plus plumbing for a washing machine.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## SERVICES

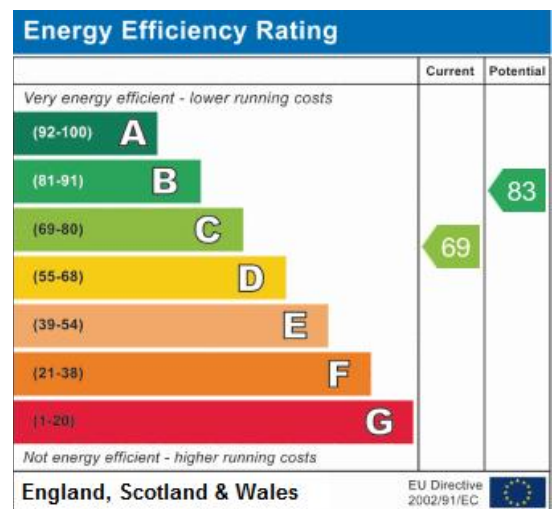
We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

## 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



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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.

**SKIPTON**  
68 High Street, Skipton, North Yorkshire, BD23 1JJ

**CONTACT**  
t. 01756 799163 e. mark@carlingjones.co.uk  
www.carlingjones.co.uk

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