



£95,000

1 Alder Hill Street, Earby, BB18 6QZ





Now in need of modernisation, this property is perfect for someone looking to create a fantastic home. With spacious rooms, two bedrooms plus an attic and a rear yard.

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 HALL

Radiator.

SITTING ROOM

13' 11" x 10' 9" (4.24m x 3.28m)

Two radiators.

DINING ROOM

14' 1" x 13' 6" (4.29m x 4.11m)

Decorative electric fireplace, built-in cupboard and radiator. UPVC door to rear yard.

KITCHEN

7' 8" x 4' 11" (2.34m x 1.5m)

Base unit with laminate worktop and stainless steel sink unit. Part tiled walls, vinyl flooring and radiator.

FIRST FLOOR



LANDING

Radiator.

BEDROOM ONE

11' 3" x 10' 11" (3.43m x 3.33m)

Built-in wardrobe and cupboard housing Ideal combination boiler. Radiator.

BEDROOM TWO

13' 10" x 10' 6" (4.22m x 3.2m)

Radiator.

BATHROOM

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



SECOND FLOOR

ATTIC ROOM

16' 5" x 15' 10" (5m x 4.83m) max.

Storage to eaves, roof light and radiator.

OUTSIDE

Decorative fore garden to the front.

To the rear there is a level yard with two outhouses.

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

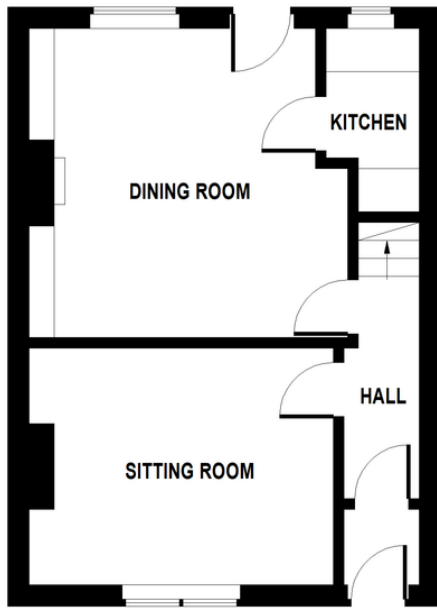
AGENTS NOTES & DISCLAIMER

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

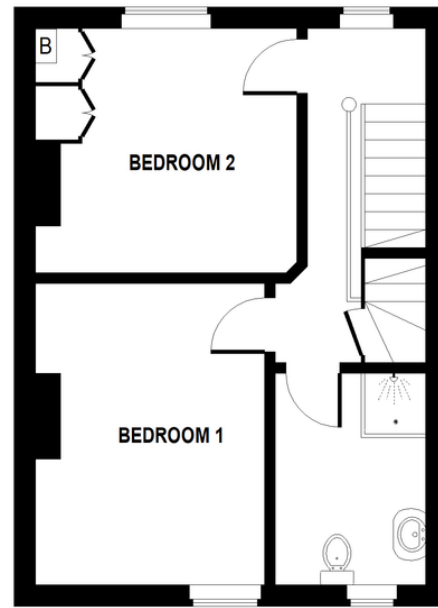
VIEWINGS

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





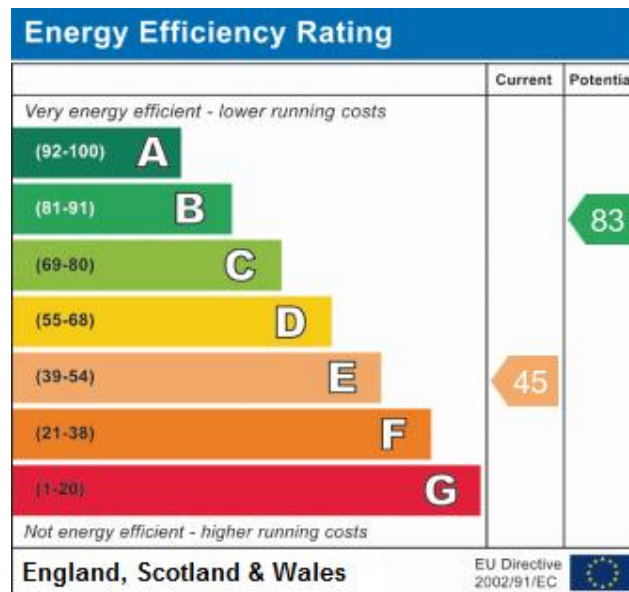
GROUND FLOOR



FIRST FLOOR

1 ALDER HILL STREET

This plan is for reference only and is in accordance with PMA guidelines.
 It is not to scale and all measurements are approximate.
 Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 773731)



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.