



CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS

£65,000

59 Wentcliffe Drive, Earby, Barnoldswick, Lancashire, BB18 6PF





This three bedroomed semi-detached house with garden and parking is located in the popular village of Earby and benefits from UPVC double glazing and gas central heating. Now in need of modernisation and offered with no onward chain this property is of non-standard construction. CASH BUYERS ONLY.

LOCATION

Earby village is located within the Borough of Pendle approximately 2 miles to the east of Barnoldswick, 5 miles to the north of Colne and 7 miles south west of Skipton. The village has a Post Office, small supermarket and independent shops as well as a primary school. Nearby Barnoldswick is a popular bustling market town offering a wider range of individual shops, services and secondary school. Skipton offers comprehensive shopping, supermarkets and leisure facilities. Skipton's railway station has regular services to Leeds and Bradford and a daily service direct to London.

DESCRIPTION

This three bed room semi-detached property is planned over two floors and benefits from gas-fired central heating and UPVC double glazed windows. The property is of non-standard construction and we are advised that prospective purchasers would be unable to secure a mortgage on the building. In more detail the property comprises:



ENTRANCE VESTIBULE

Access via a uPVC door

ENTRANCE HALL

With storage cupboard housing the electricity meter, stair leading up to the first floor and doors leading in to the sitting room and the kitchen.

SITTING ROOM

17' 10" x 11' 11" (5.44m x 3.63m)

A well-proportioned living room with feature electric fire place.

KITCHEN

19' 9" x 11' 10" (6.02m x 3.61m)

Comprising a range of beech effect wall and base units under contrasting laminate work surfaces with tiled splash back. Stainless steel sink unit with mixer tap. Under counter space and plumbing for a washing machine and slot in cooker unit. Wall mounted Worcester gas central heating unit. Vinyl floor covering.

LANDING

Stairs from the entrance hall lead up to the first floor landing, with storage cupboard. Doors lead in to all three bedrooms and the bathroom.

BEDROOM ONE

11' 8" x 11' 3" (3.56m x 3.43m)

A well-proportioned double bedroom

BEDROOM TWO

11' 8" x 11' 4" (3.56m x 3.45m)

Another good sized double bedroom

BEDROOM THREE

8' 9" x 8' 2" (2.67m x 2.49m)

A well-proportioned single bedroom

BATHROOM

Comprising a white three piece bathroom suite including a white bath with electric shower over and glazed shower screen, white pedestal wash hand basin and white dual flush WC. White tiling to some walls and vinyl floor covering.

EXTERNALLY

To the front of the property there is a small garden with a brick paviour drive offering off road parking. To the rear of the property there is an enclosed garden.

VIEWING

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

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 in to any commitment





AGENTS NOTE AND 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

EPC & FLOORPLAN TO FOLLOW



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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