



CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS

£143,000

63 Kenilworth Drive, Earby, BB18 6NA





Beautifully presented three bedrommed semi-detached property with stunning views over open countryside. Located in the popular village of Earby, this property is perfect for a growing family featuring kitchen/diner, sitting room, three good-sized bedrooms, contemporary bathroom, private driveway and private garden.

Earby is a village within the Borough of Pendle approximately 5 miles north of Colne and 7 miles south west of Skipton. The village benefits from a Post Office, a small supermarket and independent shops and food outlets.

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



ENTRANCE HALL

UPVC double glazed front entrance door and central heating radiator.

SITTING ROOM

14' 9" x 10' 6" (4.5m x 3.2m)

Central heating radiator, gas coals effect fire with tiled surround and wooden mantel and coving.

DINING KITCHEN

18' 4" x 10' 8" (5.59m x 3.25m)

Range of wood effect wall and base units with granite effect surfaces and tiled splashbacks, stainless steel sink with drainer and mixer tap, gas oven with four ring gas hob, space for fridge and freezer, storage cupboard, coving, wood effect flooring and radiator.

INNER HALL

Tiled flooring.

WC

WC, Ideal boiler and tiled flooring.

FIRST FLOOR

LANDING

Central heating radiator, loft access and storage cupboard.

BEDROOM ONE

14' 7" x 8' 5" (4.44m x 2.57m)

Central heating radiator and storage cupboard.

BEDROOM TWO

14' 6" x 10' 7" (4.42m x 3.23m) max.

Central heating radiator and two storage cupboards.

BEDROOM THREE

9' 2" x 7' 7" (2.79m x 2.31m) max

Central heating radiator and over stairs storage.

BATHROOM

Newly fitted suite comprising; low suite wc, hand basin and bath with thermostatic shower over. Fully tiled walls, spotlighting and radiator.

OUTSIDE

To the front of the property there is a private driveway with parking for 2/3 cars.

To the side of the property there are two storage outhouses.

To the rear there is a garden over two levels comprising paved patio area then a level lawn. Beautiful long distance views over open countryside!

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

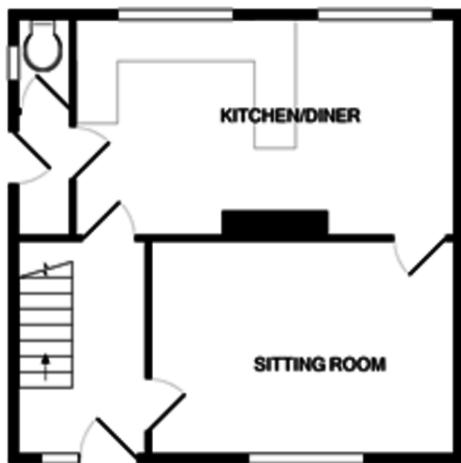
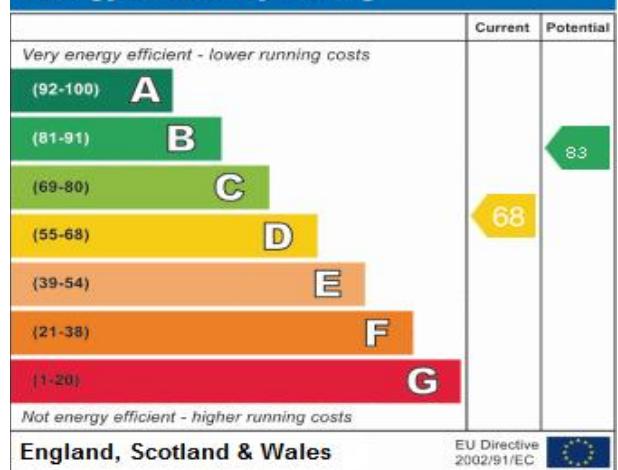
These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

VIEWINGS

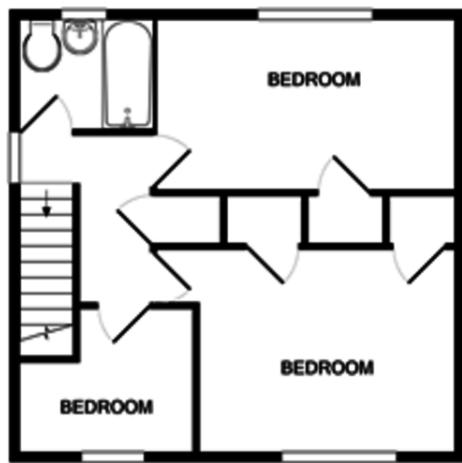
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



Energy Efficiency Rating



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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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 The Property Ombudsman

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SKIPTON

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