



**Warwick Drive, Earby**  
Guide Price £100,000





# 23 Warwick Drive

## Earby

### BB18 6LX

A SPACIOUS END OF TERRACE THREE BEDROOM HOME SITUATED WITH VIEWS ACROSS OPEN FIELDS TO THE REAR, CLOSE TO AMENITIES AND GOOD ACCESS TO TRANSPORT LINKS.

Offering a good sized garden to the rear which provides an ideal seating area and is suitable for keen gardeners. The property is offered for sale through the Modern Method of Auction which is operated by Iamsold Limited.



Earby is located 8 miles to the west of Skipton. Within the village there is a good range of shops including a supermarket, as well as public houses, church, restaurant and a primary school. The village is surrounded by Pendle open countryside but even though semi-rural, it is ideally situated for commuters to both West Yorkshire and East Lancashire, and there is good access to the central M6 motorway network via the M65 at Colne (5 miles away).

The property benefits from double glazed windows and gas fired central heating throughout. The rooms are described below using approximate room sizes:-

## GROUND FLOOR

**ENTRANCE HALL** Ideal space for coat hanging and shoe storage, radiator.

**SITTING ROOM** 17' 11" x 10' 6" (5.46m x 3.2m) MAX A spacious and light sitting room with large double glazed front window. Gas fire. Radiator.

**KITCHEN** 21' 00" x 10' 6" (6.4m x 3.2m) A good sized kitchen with space for dining table. Benefiting from the two double glazed windows to the rear which overlook the beautiful open field views. A fitted kitchen with wall and base units with space for fridge freezer, gas fired oven with hob and washing machine. Extractor hood. Stainless steel sink drainer.

## FIRST FLOOR

**LANDING** Leading to the bedrooms and house bathroom with window over the stairs. Loft access.

**BEDROOM ONE** 13' 1" x 10' 6" (3.99m x 3.2m) A double bedroom with the far reaching views over the open fields to the rear. Built in cupboard. Radiator.

**BEDROOM TWO** 11' 6" x 10' 6" (3.51m x 3.2m) A double bedroom with double glazed window to the front. Radiator.

**BEDROOM THREE/OFFICE** 9' 3" x 7' 6" (2.82m x 2.29m) A versatile room that would be ideal for a single or home office. Window to the front. Radiator.

**BATHROOM** A three piece suite comprising:- Low level WC, hand basin and panelled bath with shower over. Part tiled walls. Window to the rear.

**OUTSIDE** To the front is a timber fenced garden, laid mainly to lawn and with a footpath to the front door and leading to the rear. To the rear is a wonderful garden with a decked seating area, lawned space benefitting from open field views to the back. There is also space for a garden shed allowing for further outside storage.

**PLEASE NOTE** The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

**FINANCIAL SERVICES** Dale Eddison Limited and Linley and Simpson Sales Limited are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. You can decide whether you choose to deal with Mortgage Advice Bureau Limited. Should you decide to use Mortgage Advice Bureau Limited, Linley and Simpson Sales Limited will receive a payment of £347.50 from Mortgage Advice Bureau Limited for recommending you to them.

## MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

**COUNCIL TAX** This property is in Council Tax Band A. For further details please visit the Pendle Borough Council website.

**VIEWING ARRANGEMENTS** We would be pleased to arrange a viewing for you. Please contact Dale Eddison's Skipton office. Our opening hours are:-

Monday to Friday: 9.00am - 5.30pm

Saturday: 9.00am - 4.00pm

Sunday: 11.00am - 3.00pm

**AUCTIONEER COMMENTS** This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as

part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything

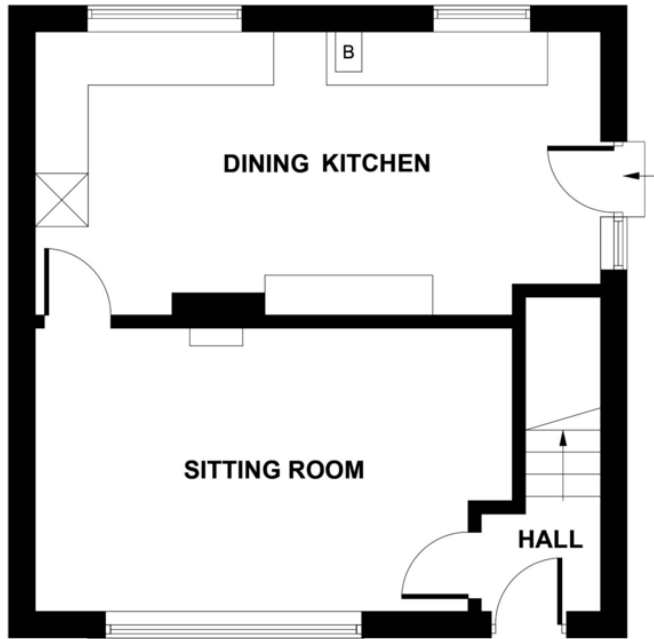
you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

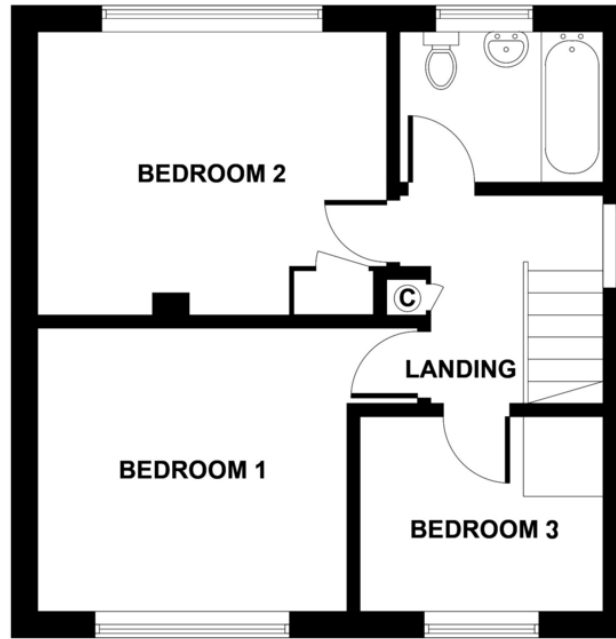
**Referral Arrangements**

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.





**GROUND FLOOR**

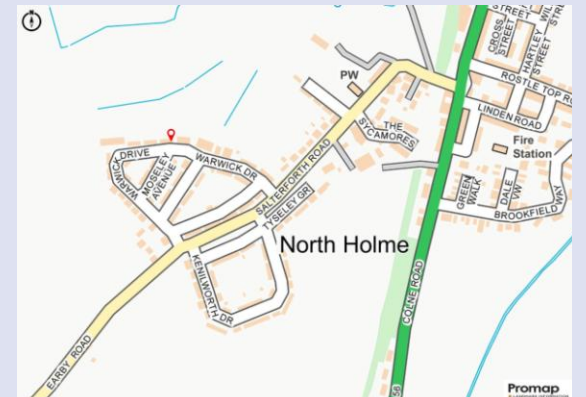


**FIRST FLOOR**

**23 WARWICK DRIVE**

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 791096)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Dale Eddison**

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.