



**Victoria Crescent, Earby**  
£169,950



# 6 Victoria Crescent

## Earby

### BB18 6UL



A DECEPTIVELY SPACIOUS FOUR BEDROOM MID TERRACE PROPERTY, IDEAL FOR AN EXPANDING FAMILY OR A BUY TO LET INVESTOR. \*\*\*OFFERED WITH NO FORWARD CHAIN\*\*\*

This property is a fantastic opportunity for first time buyers, expanding families or for buy to let investors. Situated in a good location close to amenities and benefitting from a lovely open plan kitchen diner. The house does benefit from double glazed windows and gas central heating.



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).

A deceptively spacious family home with a driveway parking to the rear. The property is described in brief below using approximate room sizes:-

## GROUND FLOOR

**KITCHEN/DINER** 16' 10" x 14' 7" (5.13m x 4.44m) MAX A spacious and light kitchen/diner with a well presented kitchen. Fitted wall and base units in cream with wood effect worktop. Integrated appliances comprise:- Fridge/freezer, electric oven with gas hob, extractor hood, dishwasher and washing machine. The gas fired combination boiler is situated in the kitchen. Windows to the rear. Radiator.

**SITTING ROOM** 13' 4" x 11' 2" (4.06m x 3.4m) A good sized sitting room open to the kitchen/diner creating a wonderful open plan accommodation. Double glazed window to the front. Radiator.

**HALLWAY** Leading to the front door and benefitting from the under stairs storage cupboard. Radiator.

**DONWSTAIRS WC** 6' 3" x 2' 10" (1.91m x 0.86m) A white two piece suite comprising:- Low level WC and hand basin. Radiator.

## FIRST FLOOR

**LANDING** Leading to beds 2,3,4 and house bathroom. Radiator.

**BEDROOM TWO** 14' 7" x 10' 4" (4.44m x 3.15m) A spacious double bedroom with windows to the rear. Radiator.

**BEDROOM THREE** 13' 4" x 11' 3" (4.06m x 3.43m) A double bedroom with a window to the front. Radiator.

**BEDROOM FOUR/OFFICE** 10' 1" x 6' 4" (3.07m x 1.93m) A single bedroom that would make an ideal home office. Window to the rear. Radiator.

**BAHTROOM** 6' 3" x 6' 3" (1.91m x 1.91m) A white three piece suite comprising:- Panelled bath with shower over, hand basin and low level WC. Window to the front. Part tiled walls. Radiator.

## SECOND FLOOR

**BEDROOM ONE** 14' 9" x 10' 10" (4.5m x 3.3m) A good sized double bedroom with Velux window that allows for plenty of light to illuminate the room. Eaves storage. Radiator.

**WC** 5' 9" x 3' 1" (1.75m x 0.94m) A white two piece suite comprising:- Low level WC and hand basin.

**EN-SUITE BATHROOM** 6' 5" x 5' 9" (1.96m x 1.75m) A two piece suite comprising:- panelled bath and hand basin. Radiator.

**OUTSIDE** To the rear is a decked seating area with a flagged space, surrounded by a walled border. Benefitting from driveway parking to the rear.

**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.

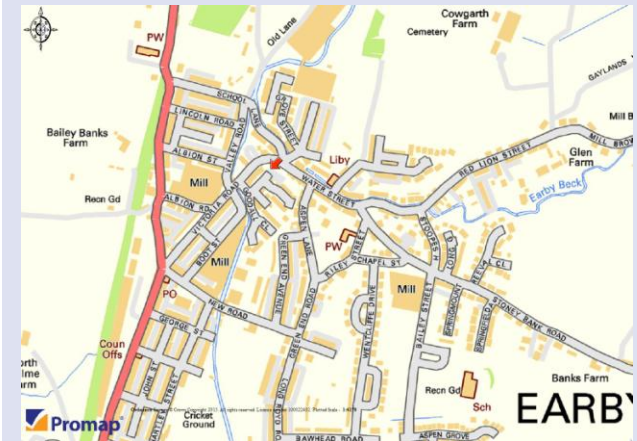
**COUNCIL TAX** This property is in Council Tax Band C. For further details please visit the Pendle Borough Council website.

**DIRECTIONS** On entering Earby from Skipton on the A56, take the left onto School Lane, follow this road until you get to the roundabout. Take the third exit onto Victoria Road, then take the first left onto Victoria Crescent and the property is located on the left hand side.



floor plan to follow

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92-100) <b>A</b>                           |                            |           |
| (81-91) <b>B</b>                            |                            | 89        |
| (69-80) <b>C</b>                            | 79                         |           |
| (55-68) <b>D</b>                            |                            |           |
| (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<br>2002/91/EC |           |



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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.