DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £185,000

- Characterful end terrace
- Two bedrooms
- Off street parking and garaging
- Front gardens and yard to the rear
- Ideal first time buyer property
- Popular location on the edge of the village of Earby
- Superb open views
- No onward chain

32 Birch Hall Lane, Earby, Barnoldswick, BB18 6JX

A charming end terrace property offering accommodation across two floors. The home features a spacious open plan living and dining area, kitchen, two bedrooms, bathroom and a private rear yard. Benefiting from off street parking and a garage, the property is situated in a peaceful position on the edge of Earby, enjoying stunning open views of the surrounding countryside.

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32 Birch Hall Lane, Earby, Barnoldswick, BB18 6JX

Harrogate 30 miles, Skipton 8 miles, Leeds 36 miles (all distances approximate)

General remarks

On entering the property to the front elevation, through into the entrance porch which then leads you into the open plan living/dining room with UPVC window to the front, UPVC bay window to the side elevation and a decorative fireplace with gas fire with back boiler.

Following the property through into the kitchen, in need of some modernisation, which offers a selection of base, wall and drawer units with worktop surfaces over, composite sink and drainer, gas hob and oven with extractor fan above, plumbing for a washing machine, door and window to the rear providing lovely views and staircase leading up to the first floor.

To the first floor landing which provides access to the bedrooms and bathroom. Bedroom one is of a great size and located to the front of the property with UPVC windows to the front and side with long distance views. Bedroom two is to the rear, providing single bed space and views over the open fields. The house bathroom is also to the rear, with shower over bath, w.c., hand wash basin, window to the rear, radiator and cupboard housing the hot water tank.

Externally, the property benefits from off street parking, garage and an elevated, low maintenance pebbled garden to the front and a paved patio seating area, both enjoying superb open views.

The village of Earby is approximately 7 miles from Skipton and a similar distance from Colne where there is access to the central M6 motorway network. Within the village of Earby, there is a good range of shops including a supermarket, and there is also a church and primary school. Secondary schooling is available at nearby Barnoldswick.

Directions

From Skipton, drive through Thornton In Craven and on entering Earby pass the Punch Bowl Public House on left and the Church on the right, turn immediately left onto School Lane, towards the mini roundabout. Go straight across onto Water Street, and then take the second turning on the left(T junction) following the sign for the Youth Hostel. Continue passing the Red Lion Public House on the right carry straight on and pass the Youth Hostel on the left, up the hill onto Birch Hall Lane with the property then easily identified on the right hand side by our Dacre, Son & Hartley 'For Sale' board. what3words crawling.surcharge.probing

Local Authority & Council Tax Band

- Pendle Borough Council
- Council Tax Band B

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired back boiler
- Parking and garaging are both on site
- Please note that the property is an unregistered title, probate is outstanding and there is a right of access for number 30 via foot to the rear and the stone outhouse is within the boundary of number 32, the owner of 30 merely has a right to use it, subject to contributing towards the maintenance and repair of it

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

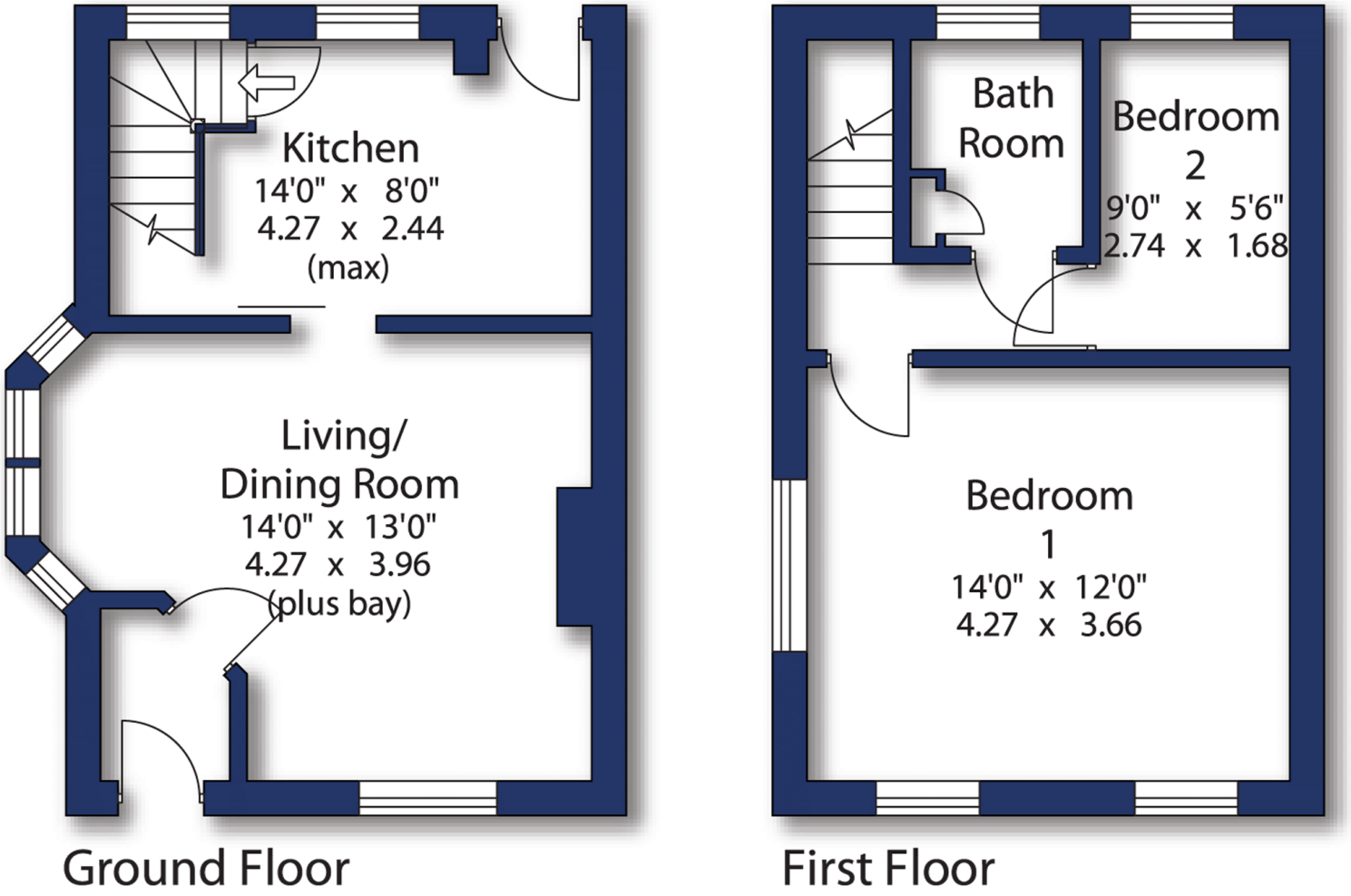
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: SKI260169/BCH/170626/1

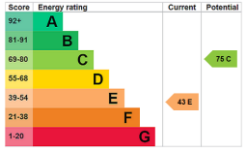




Floorplans



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