



1 Selbourne Terrace, Earby, Barnoldswick, BB18 6RB

A charming three bedroom character cottage in the heart of Earby, combining period features and traditional charm with modern fixtures and fittings. Offering comfortable living accommodation and a welcoming atmosphere throughout, this delightful home is ideal for families, couples, or anyone seeking a characterful property in a convenient village location. NO ONWARD CHAIN

Guide Price £170,000

- Character cottage
- Three bedrooms
- Private off street parking
- Spacious Open-Plan Kitchen & Living Area
- Modern fixtures & fittings
- Sought-After Village Setting
- No onward chain

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Harrogate 30 miles, Skipton 8 miles, Leeds 34 miles (all distances approximate)

General remarks

As you enter the property, you are welcomed into an impressive open plan kitchen and dining area, thoughtfully designed with a range of base, wall and drawer units complemented by worktops, a traditional Belfast sink and integrated appliances

including a four ring gas hob with an electric oven beneath and extractor hood above. A breakfast bar provides the perfect space for casual dining, making the room ideal for both everyday living and entertaining. The kitchen flows seamlessly into the inviting living room, where a striking exposed stone fireplace creates a charming focal point. Character features, including exposed stone walls and timber beams, add warmth and individuality throughout the home. The ground floor is further enhanced by a practical utility room with plumbing for a washing machine and tumble dryer, a Belfast sink, base units, and useful understairs storage, together with a convenient cloakroom.

To the first floor are three well proportioned bedrooms and a stylish contemporary family bathroom, fitted with a panelled bath and rainfall shower over, w.c., wash hand

basin, heated towel rail, extractor fan, and Velux window. The property has been tastefully modernised throughout, including the installation of new windows, improving energy efficiency while maintaining a fresh and modern finish.

Externally, the property benefits from off road parking and a raised paved patio area, providing an attractive space for outdoor seating and relaxation.

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 following the A56 signposted for Colne. In the centre of Earby turn left onto School Lane, continue over the hill and over the beck following the road to the roundabout. Take the second left onto Water Street and as the road divides, take the left hand turning and after a short distance, turn right on to Selbourne Terrace, then the property will be easily identified by our Dacre, Son and Hartley 'For Sale' board.

what3words headliner.estimate.interacts

Local Authority & Council Tax Band

- Pendle Borough Council
- Council Tax Band is currently B

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Gas fired central heating
- Private parking is available on site

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.

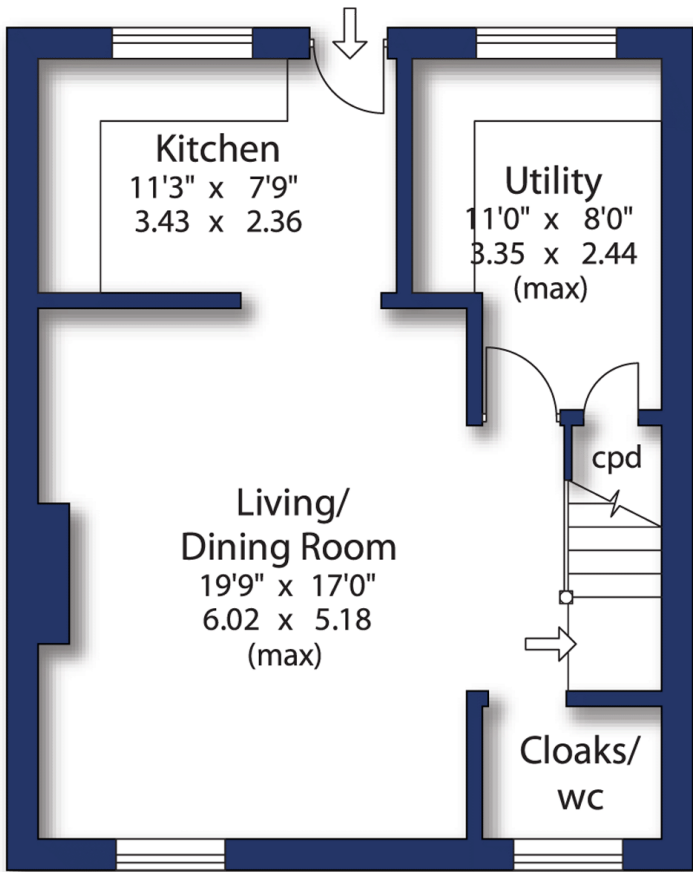
Referral fees

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.

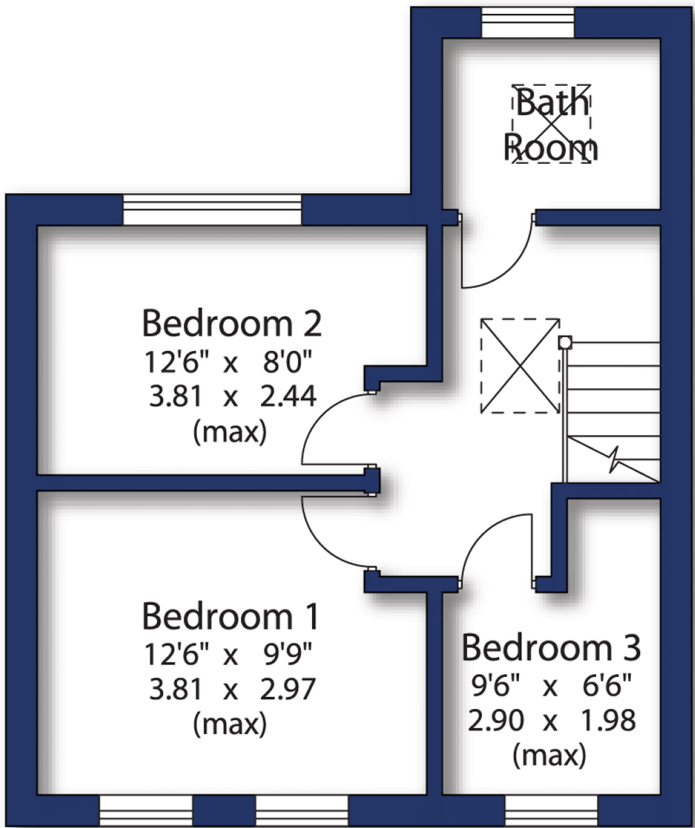
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Floorplans

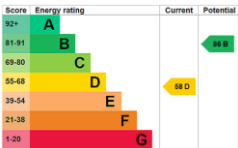


Ground Floor



First Floor

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