

**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



2 Birch Hall Close, Earby BB18 6FL  
Asking Price: £635,000



+ 5

+ 3



- Five Bedroom Detached
- Double Garage
- Private Drive
- Enclosed Garden
- Viewing Essential

Over 55% Of Site Now SOLD

This magnificent, detached home provides spacious and superbly appointed five double bedroomed en suite accommodation equipped to a high specification throughout incorporating stylish and contemporary fixtures



and fittings whilst benefiting from a particularly good sized integral double garage, delightful lawned gardens and private driveway parking.

Pleasantly located within this newly constructed residential cul-de-sac benefiting from a good degree of privacy together with long distance views towards the hills, this outstanding family sized home has been newly constructed by the successful developer, 'Pretty Perfect Properties Ltd' and enjoys a range of attractive features including a fully fitted utility room and an impressive kitchen incorporating quartz worktops and a comprehensive range of AEG integrated appliances.

Offered with immediate vacant possession whilst including floor coverings together with oak veneer internal doors and ample power and tv sockets, the accommodation comprises very briefly:

A spacious entrance hall, a living room including contemporary raised fireplace, a large open plan living dining kitchen with superbly appointed light grey fronted wall and base units including contrasting worktop surfaces and built in AEG appliances, also open through to an impressive garden room with patio doors leading to the landscaped enclosed garden, a fitted utility room, integral double garage and a downstairs w/c. Whilst on the first floor the landing leads to five well planned bedrooms, with the two largest including ensuite shower rooms and a house bathroom including a fitted bath. Externally there is a private driveway leading to the integral double garage. To the rear of the property is an enclosed landscaped lawned garden area providing a very appealing feature.

The very popular town of Earby is situated on the Lancashire and Yorkshire border and is surrounded by beautiful open countryside and moorland, also being on the route of the famous Pennine Way. The town



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benefits from a variety of local amenities and is within easy commuting distance of all nearby business centres including Colne, Skipton, Keighley, and Burnley and with the M65 motorway also within easy reach.

Equipped with underfloor gas central heating to the ground floor, Residence Collection R9 heritage double glazed windows and a 10 Year Structural Warranty with ICW the property is highly recommended for internal inspection and comprises in further detail:

## GROUND FLOOR

### ENTRANCE HALL

Composite front entrance door. Gas underfloor heating. Staircase leading to first floor landing. Tiled floor. Dual aspect sealed unit double glazing.

### LIVING ROOM

15'02" x 12'02" With Sealed unit double glazing. Gas underfloor heating. Raised contemporary fireplace.

### OPEN PLAN LIVING DINING ROOM

26' x 12' With Dual aspect sealed unit double glazing. Gas underfloor heating. Tiled floor. Open through to:

### OPEN PLAN KITCHEN

12' x 10'06" Superbly appointed light grey fronted wall and base units with contrasting quartz worktop surfaces and matching upstands. Inset one and a half bowl sink and drainer grooves. Built in AEG electric oven. Integrated AEG microwave. Integrated AEG Dishwasher. Integrated AEG fridge and freezer. Sealed unit double glazing. Gas underfloor heating. Tiled floor.

### GARDEN ROOM

14' x 13'04" With dual aspect sealed unit double glazing. Sealed unit double glazed doors leading to landscaped rear garden. Gas underfloor heating. Floor coverings.

### UTILITY ROOM

10'06" x 6'04" Superbly appointed matching wall and base units with contrasting granite effect worktop surface. Stainless steel sink and drainer unit. Plumbing for an automatic washing machine. Gas underfloor heating. Tiled floor. Sealed unit double glazing.

### INTEGRAL DOUBLE GARAGE

19'08" x 18' With up/over electric door. Composite pedestrian door to rear garden. Wall mounted gas boiler.

## FIRST FLOOR

### LANDING

With ladder access to loft. Spindle balustrade.

#### BEDROOM ONE

19'08" x 11'09" (plus door recess) With dual aspect sealed unit double glazing. Two central heating radiators.

#### DRESSING ROOM

With sealed unit double glazed window.

#### ENSUITE SHOWER ROOM

With three-piece Villeroy and Bosch suite. Ceramic wall tiling - full height to wet areas half height to non-wet areas. Underfloor heating.

#### BEDROOM TWO

12'11" x 12'11" With sealed unit double glazing. Central heating radiator.

#### ENSUITE SHOWER ROOM

With three-piece Villeroy and Bosch suite. Ceramic wall tiling - full height to wet areas half height to non-wet areas. Under floor heating.

#### BEDROOM THREE

12'11" x 12'11" With sealed unit double glazing. Central heating radiator.

#### BEDROOM FOUR

12'01" x 12'08" With sealed unit double glazing. Central heating radiator.

#### BEDROOM FIVE/ STUDY

12'01" x 12'08" With sealed unit double glazing. Central heating radiator.

#### HOUSE BATHROOM

With three-piece Villeroy and Bosch suite. Ceramic wall tiling - full height to wet areas half height to non-wet areas. Under floor heating.

#### OUTSIDE

PRIVATE DRIVEWAY leading to integral double garage as previously described.

To the rear of the property is an enclosed landscaped lawned garden area providing a very appealing feature including stone flagged patio seating area.

#### COUNCIL TAX BAND

The council tax band quoted for this property on the Gov.UK website is Band: G

#### TENURE

The tenure for this property is Freehold.

SERVICES All mains' services are installed.

Please note we have not been able to test the equipment or installations in this property and recommend that prospective purchasers arrange for a qualified person to check any appliances before entering into any commitment.

VIEWING Strictly by arrangement with HARRISON BOOTHMAN. All potential viewers are advised to read a copy of our PRIVACY POLICY which can be found on our website. Alternatively a written copy is available on request.

Tel: Skipton 799993

Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on the floor plan. The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

Ref: AJT080626

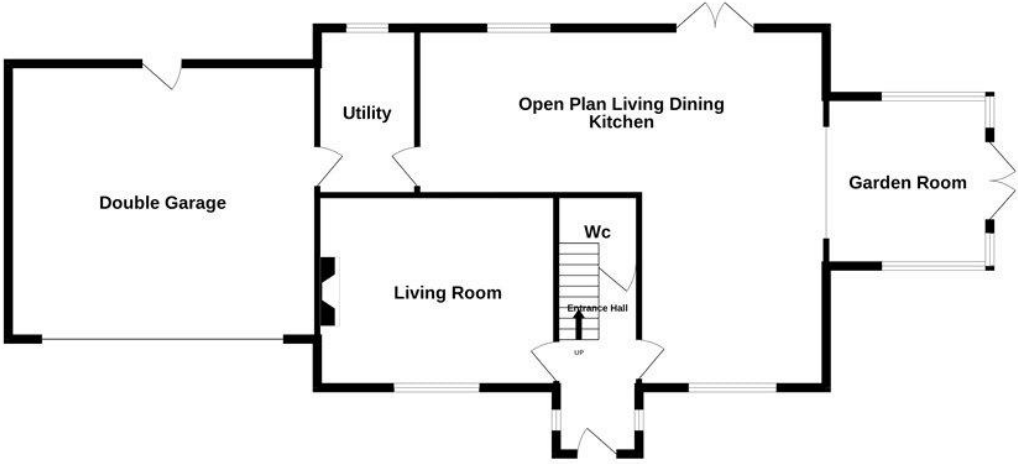
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



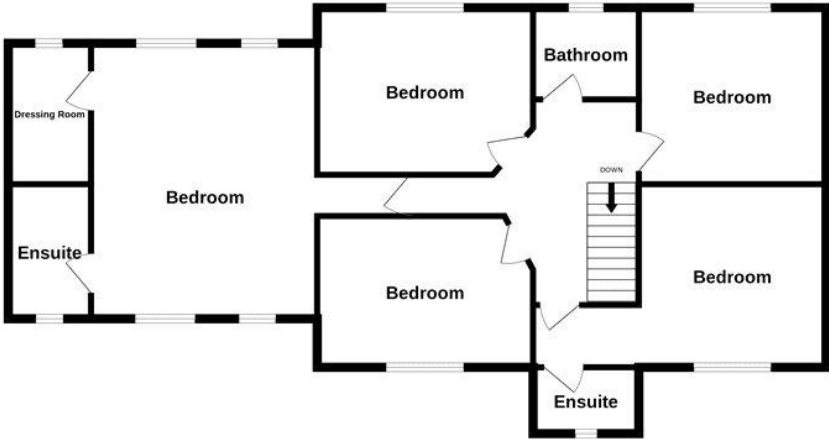




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Energy performance certificate (EPC)

2 Birch Hall Close  
Earby  
BARNOLDSWICK  
BB18 6FL

Energy rating

**B**

Valid until: **14 January 2034**

Certificate number: **9300-3850-0232-1392-3943**

Property type	Detached house
Total floor area	217 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		92 <b>A</b>
81-91	<b>B</b>	87 <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

These particulars do not constitute an offer or contract of sale.  
Any prospective purchaser should satisfy themselves by inspection of the property.