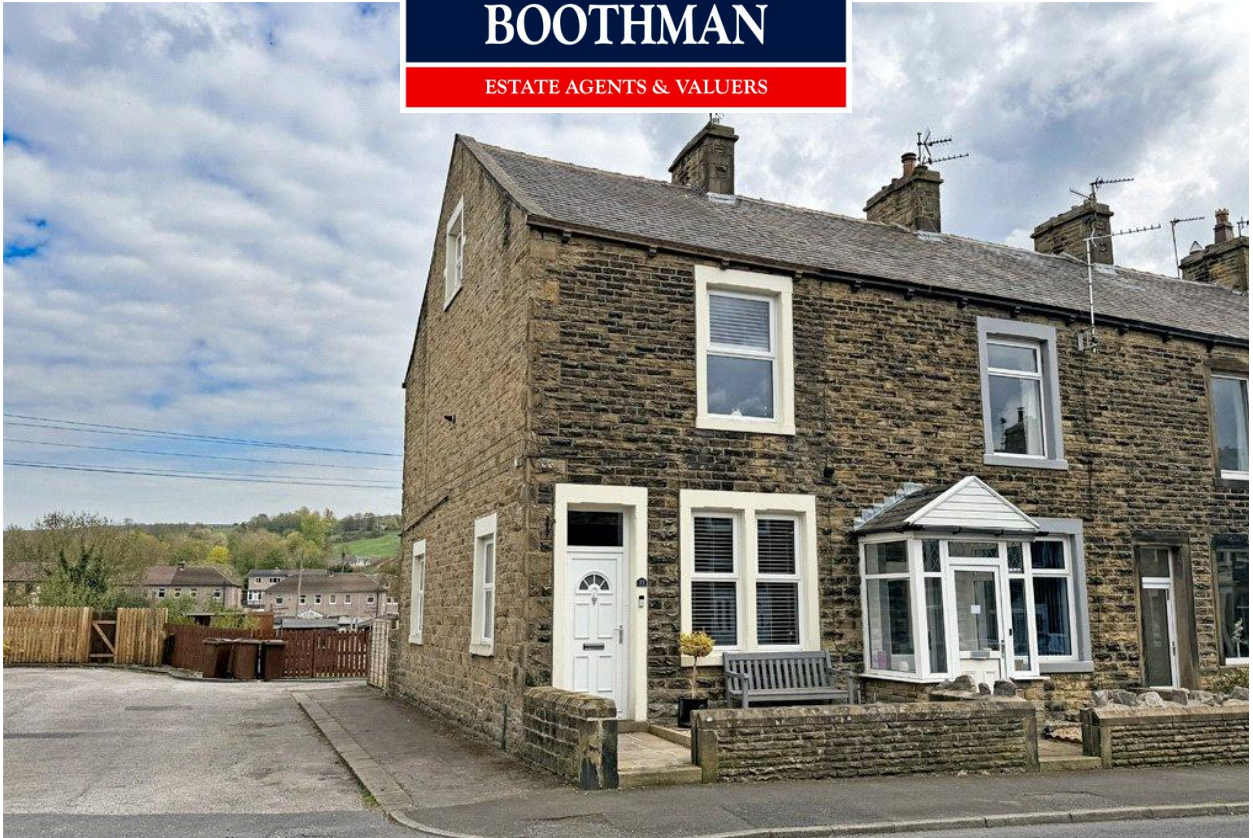


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



27 Longroyd Road, Earby, Lancashire  
BB18 6NZ  
Asking Price: £183,500



+ 3



+ 1



- Garden Fronted End Terrace
- Three Bedrooms
- Superb Dining Kitchen
- Enclosed Rear Yard
- Long Distance Views

This outstanding individual stone garden fronted end terraced house provides superbly appointed and beautifully presented three bedroomed accommodation of particular merit which is very conveniently situated on the level in a popular residential area only a few minutes walking distance away from Earby town centre amenities.



Including gas central heating, UPVC sealed unit double glazing, quality contemporary fittings and fixtures throughout, this exceptional property has been the subject of considerable expenditure during recent years on comprehensive improvement and is strongly recommended indeed for inspection.

Described briefly, this very appealing home comprises:

A dual aspect living room with feature raised log effect gas fire, an inner hall, a superbly appointed dining kitchen with contemporary fitted wall and base units incorporating granite worktops and built in appliances. Whilst on the first floor a landing leads to two double bedrooms and a quality contemporary shower room including a large walk-in shower enclosure. An enclosed staircase from the first-floor landing leads to a large third attic bedroom. Externally the property enjoys the advantage of a low maintenance front garden and at the rear is an enclosed stone flagged rear yard.

Surrounded by beautiful open fields and moorland situated close to the Lancashire/Yorkshire border and on the route of famous 'Pennine Way', the popular semi-rural town of Earby benefits from a good range of shops and other amenities including a well-regarded primary school together with a choice of pubs/restaurants. There are a range of further amenities in the nearby town of Barnoldswick including a secondary High School and also the scenic Leeds/Liverpool canal. The nearby town of Skipton is only circa 15 minutes travelling distance by car whilst two areas of outstanding natural beauty are less than 30 minutes' drive away including the Yorkshire Dales National Park to the North and the Forest of Bowland to the West.

With much to commend it the property comprises in further detail:

GROUND FLOOR



Harrison Boothman Estate Agents & Valuers  
1 Unicorn House, Keighley Road, Skipton, BD23 2LP  
Telephone: 01756 799993  
Email: [info@harrison-boothman.co.uk](mailto:info@harrison-boothman.co.uk)  
Web: [www.harrison-boothman.co.uk](http://www.harrison-boothman.co.uk)



#### LIVING ROOM

14'03" x 12' With dual aspect UPVC sealed unit double glazing. Raised contemporary log effect gas fire. Built in base alcove cupboard. Central heating radiator.

#### INNER HALL

With staircase leading to first floor. Wood effect laminate flooring.

#### DINING KITCHEN

14'04 x 13'10" Superbly appointed cashmere fronted wall and base units with contrasting granite worktop surfaces having matching upstands and following into a breakfast bar seating area. Inset sink with drainer grooves into worktop surfaces. High level Neff electric oven. Five ring gas hob with an extractor above. Integrated dishwasher. Integrated fridge and freezer. Plumbing for an automatic washing machine. Dual aspect sealed unit double glazing enjoying long distance views to the moors beyond. UPVC sealed unit double glazed rear entrance door. Central heating radiator. Wood effect laminate flooring.

#### FIRST FLOOR

##### LANDING

With spindle balustrade. Enclosed staircase leading to first floor landing.

##### BEDROOM ONE

14'04" x 12'05" With UPVC sealed unit double glazing. Central heating radiator. Built in cupboard under stairs housing wall mounted gas boiler.

##### BEDROOM TWO

11'07" x 8'01 With UPVC sealed unit double glazing enjoying long distance views. Central heating radiator. Range of built in wardrobes.

##### SHOWER ROOM

Superbly appointed quality three-piece white suite comprising low suite w/c, hand wash basin built on vanity cabinet and large walk-in shower enclosure housing dual head thermostatic shower. Contemporary full height wall tiles and floor tiles. Ladder central towel radiator. Built in cupboard. UPVC sealed unit double glazing. Recessed ceiling spotlights. Extractor fan.

#### SECOND FLOOR

##### ATTIC BEDROOM

15'08" x 13'01" With UPVC sealed unit double glazing. Central heating radiator. Eaves storage.

## OUTSIDE

To the front of the property is a small low maintenance garden.

At the rear of the property is an enclosed stone flagged rear yard enjoying fine long-distance views. Street parking is readily available.

## COUNCIL TAX BAND

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

## 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.

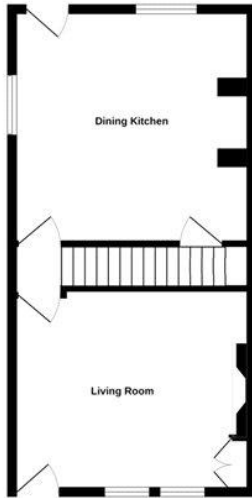
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

Ref: AJT220426

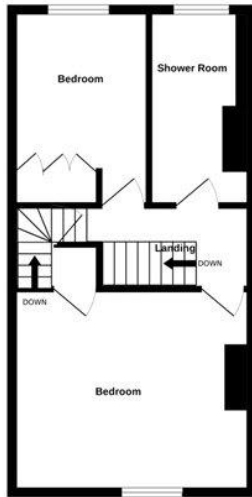
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



GROUND FLOOR



1ST FLOOR



2ND 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.  
Made with Metropix ©2026

## Energy performance certificate (EPC)

27 Longroyd Road  
Earby  
BARNOLDSWICK  
BB18 6NZ

Energy rating

**D**

Valid until: **25 July 2034**

Certificate number: **0340-2876-9430-2324-3041**

Property type	End-terrace house
Total floor area	100 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 D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	62 <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.