HARRISON BOOTHMAN

ESTATE AGENTS & VALUERS

1 West Craven Drive, Earby BB18 6JZ

Asking Price: £495,000

+ 4 + 3

- Stone built detached family home
- Four good sized double bedrooms
- Beautifully renovated with quality fixtures and fittings
- Spacious living accommodation throughout
- Ample private parking and a double garage
- Large plot with superb gardens

A superb opportunity to purchase a spacious and beautifully presented four bedroomed detached family home which is one of only two properties on the road and has been subject to a comprehensive scheme of renovation by the current vendors with stylish and quality fixtures and fittings throughout whilst also sitting on a generous level plot with meticulously maintained gardens, a large private driveway and a double garage.

Certainly representing an exciting opportunity, this spacious family sized home has much to commend it and an internal inspection is highly recommended indeed. Presented in excellent condition throughout, the accommodation comprises very briefly:

An entrance hallway, a sitting room with a polished limestone feature fireplace, a study/snug, a w/c, a utility room, a garden room and a beautifully appointed Howden's refitted kitchen with bespoke wall and base units and integrated appliances. To the first floor there is the superbly appointed house bathroom and four good sized bedrooms, one of which has an ensuite whilst the master bedroom has a dressing room, an ensuite shower room and an array of fitted bedroom furniture. Externally to the front there is a private gated block-paved driveway with parking for several vehicles which leads to the double garage. To the rear and side of the property there is a generous and meticulously maintained garden which is mainly laid to lawn with mature shrub and flower bed borders, a composite decking, stone paved patio and a rockery with further raised shrub and flowerbeds above.

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 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 gas central heating together with UPVC sealed unit double glazing the accommodation comprises in further detail:

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

GROUND FLOOR

ENTRANCE HALLWAY
Sealed unit UPVC front entrance door and matching windows. Central heating radiator. Engineered oak flooring. Useful pullout storage underneath the stairs.

SITTING ROOM
16'1 x 11'7 with dual aspect sealed unit UPVC double glazed windows. Central heating radiator. Wall lights. Polished limestone fireplace with a coal effect gas fire.

BEAUTIFULLY REFITTED KITCHEN
26'7 x 11'2 Recently refitted with a quality Howden's kitchen fitted with bespoke wall and base units in a porcelain painted finish with contrasting oak block worktops and matching upstands. Ceramic one and a half bowl sink and drainer with a chrome hot and cold mixer tap. Integrated Smeg microwave. AEG dishwasher. Fitted wine fridge. Smeg range cooker with a six ring gas hob and a matching extractor canopy over. Recess for a fridge/freezer. Sealed unit UPVC double glazed windows. Engineered oak flooring. Recessed low voltage ceiling spotlights. Central heating radiator. Double doors into:

GARDEN ROOM
12'4 x 10' with sealed unit UPVC double glazed windows and matching double doors out onto the garden. Engineered oak flooring with electric underfloor heating. Recessed low voltage ceiling spotlights.

UTILITY ROOM
8'7 x 6'3 with a quality Howden's fitted bespoke wall and base units in a porcelain painted finish with contrasting oak effect laminate worktops and tiled surrounds. Sealed unit UPVC double glazed window and matching rear entrance door. Central heating radiator. Engineered oak flooring. Recessed low voltage ceiling spotlights. Ceramic bowl and drainer sink with a chrome hot and cold mixer tap. Plumbing for washing machine and recess for a dryer.

STUDY/SNUG
10'7 x 8'5 with engineered oak flooring. Recessed low voltage ceiling spotlights. Central heating radiator. Sealed unit UPVC double glazed window.

W/C
Engineered oak flooring. Back to wall w/c. Partial wall tiling. Extractor fan. Vanity wash basin. Central heating radiator. Sealed unit UPVC double glazed window.

FIRST FLOOR

LANDING
Central heating radiator. Oak spindled balustrade. Loft access with a pulldown loft ladder.

MASTER BEDROOM
16'11 x 16'8 (both maximum) with an array of fitted bedroom furniture. Sealed unit UPVC double glazed window with long distance views. Recessed low voltage ceiling spotlights. Central heating radiator.

DRESSING ROOM
8' x 7'4 with sealed unit UPVC double glazed window. Fitted wardrobing. Central heating radiator.

ENSUITE
Low suite w/c. Vanity wash basin with storage under and mirrored medicine cabinet over. Chrome heated rail. Recessed low voltage ceiling spotlights. Extractor fan. Shower cubicle with dual chrome thermostatic and rainfall shower. Ceramic wall tiling.

DOUBLE BEDROOM
16' x 12'4 with sealed unit UPVC double glazed window with superb long distance views. Central heating radiator.

ENSUITE
Low suite w/c. Vanity wash basin with storage under and mirrored medicine cabinet over. Chrome heated rail. Recessed low voltage ceiling spotlights. Extractor fan. Shower cubicle with dual chrome thermostatic and rainfall shower with tiled surrounds. Sealed unit UPVC double glazed window.

DOUBLE BEDROOM
14'6 (max) x 10'8 with sealed unit UPVC double glazed window with views over the surrounding fields. Central heating radiator.

DOUBLE BEDROOM
11'7 x 8'7 with sealed unit UPVC double glazed window with superb long distance views. Central heating radiator. Fitted wardrobing.

HOUSE BATHROOM
Ceramic wall tiling. Extractor fan. Recessed low voltage ceiling spotlights. Central heating radiator. Sealed unit UPVC double glazed window. Low suite w/c. Vanity wash basin. Panelled bath with chrome hot and cold bath taps.

OUTSIDE
To the front of the property there is a gated block-paved driveway with parking for several cars which leads to the:

DOUBLE GARAGE
17'11 x 16'10 with an electric up and over door, power, lighting, fitted wall and base units, wall mounted Ideal gas fired combination boiler and a sealed unit UPVC double glazed window with a matching rear entrance door.

Also to the front there is a lawn with a hedging border. To the rear and side there is a generous and meticulously maintained garden which is mainly laid to lawn with mature shrub and flower bed borders, a composite decking, stone paved patio and a rockery with further raised shrub and flowerbeds above.

COUNCIL TAX BAND
The council tax band quoted for this property on the Gov.UK website is Band: E

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

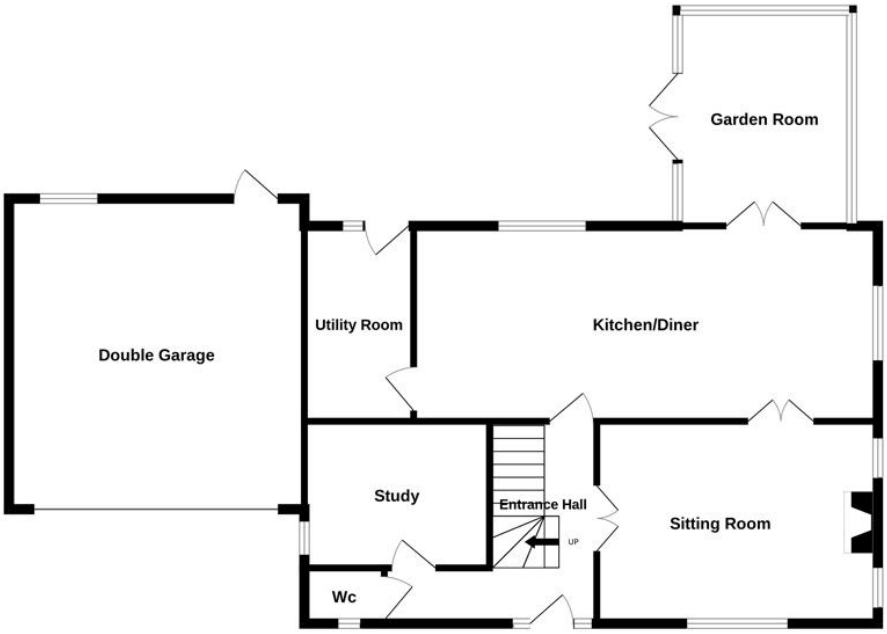
Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable 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.

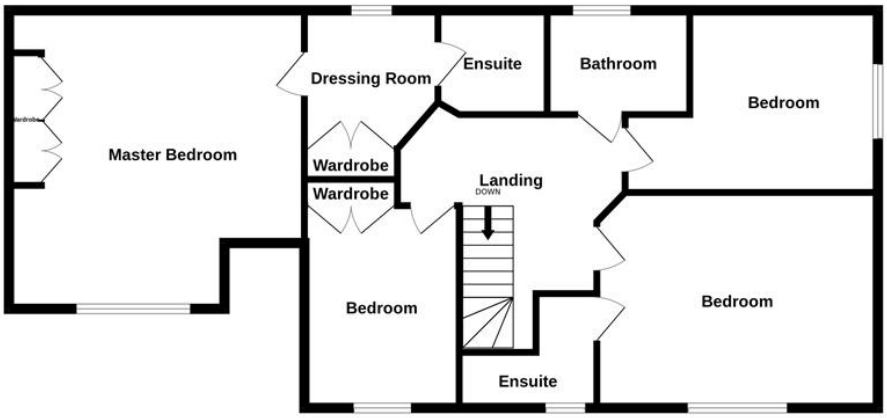
Ref: JT02052026

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)

1 West Craven Drive Earby BARNOLDSWICK BB18 6JZ	Energy rating **C**	Valid until:	**10 May 2036**
		Certificate number:	**2200-0399-0122-2695-3563**

Property type	Detached house
Total floor area	172 square metres

Rules on letting this property

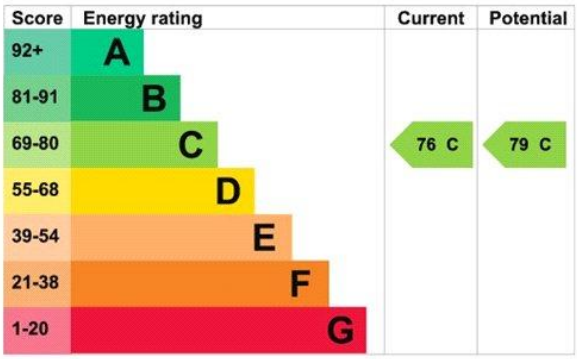
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

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

See how to improve this property's energy efficiency.



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.