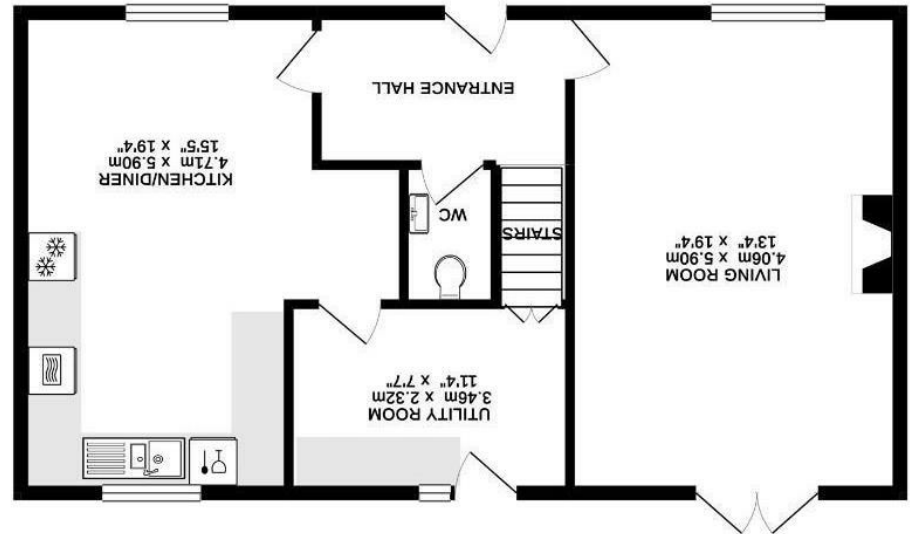




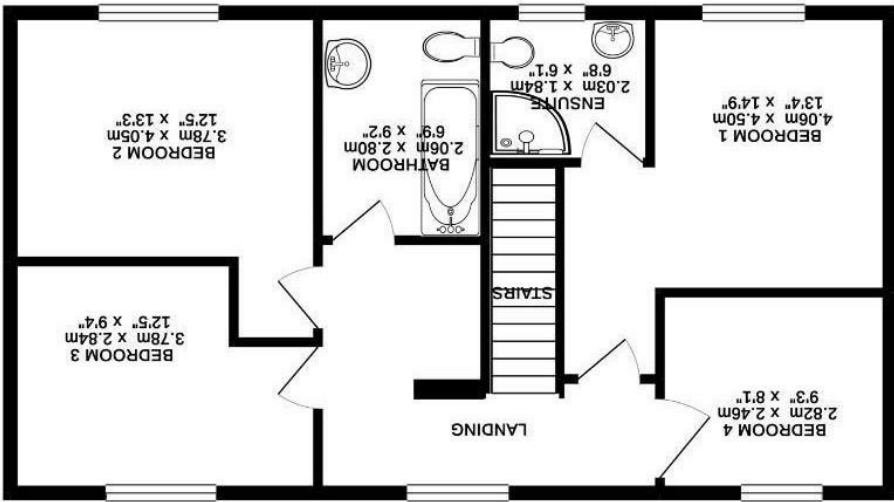
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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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TOTAL FLOOR AREA: 127.6 sq. m. (1374 sq. ft.) approx.



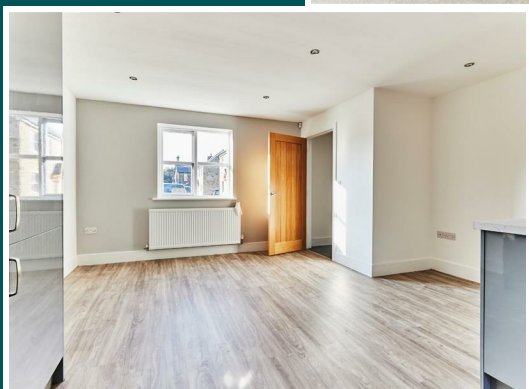
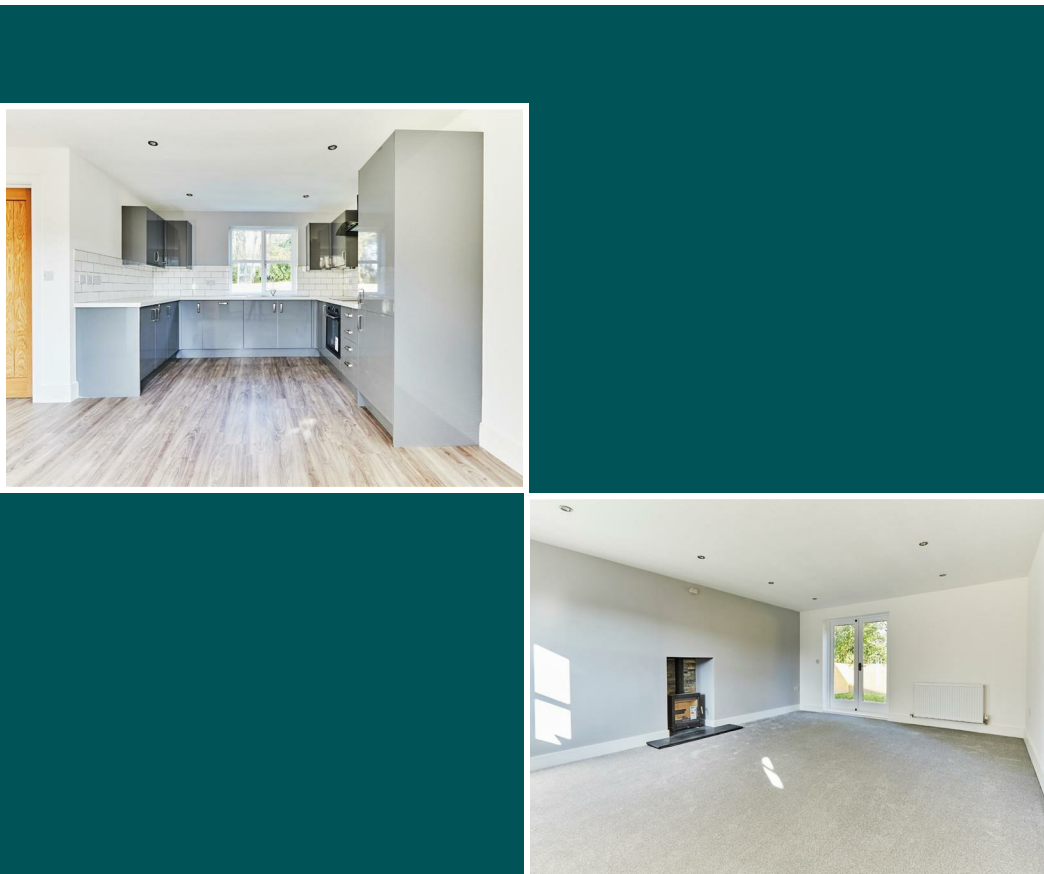
GROUND FLOOR 63.8 sq. m. (687 sq. ft.)



1ST FLOOR 63.8 sq. m. (687 sq. ft.)



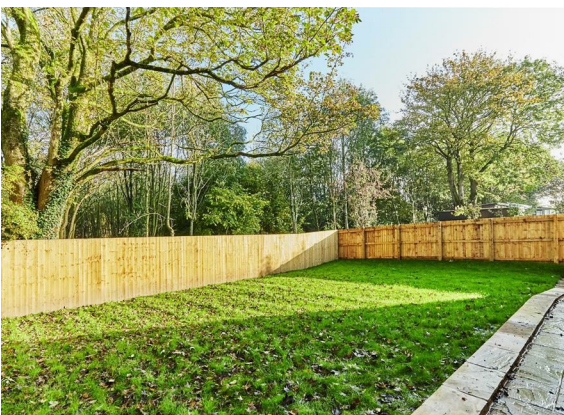
Price £310,000



7 Woodlands Close
Earby
Barnoldswick
BB18 6QF



Council Tax Band: D



Presenting a select development of three, brand new four bedroom detached dwellings finished in random stone, situated in a quiet residential area, just off School Lane in the historic town of Earby, a fifteen minute drive from the M65, major shopping facilities and the stunning surrounding countryside. You enter the properties via an entrance hall with a downstairs two piece wc, and access to the large living room on the left with wood burner stove and very spacious fitted kitchen/diner with a utility room to the rear. On the first floor are four good sized bedrooms. The master boasts an en-suite shower room and a main bathroom caters for the rest of the top floor rooms across the landing. The rear gardens are very private, with views of the woodland trees and surrounding countryside.

LOCATION

For Satnav purposes the postal code is BB18 6WD. As you come up Skipton Road (A56) heading towards Skipton, turn right onto School Lane and then first left onto Woodlands Close.

DESCRIPTION

Presenting an ideal home for growing families these lovely detached stone built homes come with four bedrooms, en-suite shower room and family bathroom.

This select development of just three detached properties is situated in a quiet residential area perfectly located for local shops, cafes and restaurants all within easy walking distance in the pleasant town of Earby, with walking access to the glorious surrounding countryside. There is a good Primary School in Earby and excellent Senior Schools available in nearby Barnoldswick, Skipton and Colne.

Entrance to each of the properties is via a small hallway laid with hard wearing dark grey carpet with a downstairs two piece wc with a grey tiled floor. To the left of the front door is the large living room laid with soft light grey carpet and a central fireplace featuring a wood burner stove and modern brick surround. There are French patio double doors leading out into the back garden, providing plenty of natural light into the room.

Across the room is a very spacious grey gloss fitted kitchen and dining area with white worktop and white tiled splashback. The kitchen is fitted with a large fridge freezer, single oven, ceramic hob and extractor fan and an integral dishwasher. At the rear of the property is a utility room with space for a washing machine and a tumble dryer and also has under stairs storage space with double doors. Access to the rear garden can also be found in the utility room. The kitchen/diner and utility room are fitted with light ash effect laminate flooring.

Up the stairs on the first floor are four good sized double bedrooms. The master bedroom boasts a modern fully grey tiled three piece en-suite shower room with a corner walk-in shower. All the bedrooms and the landing are laid with soft light grey carpet. The main three piece bathroom with modern fully grey tiling caters for the rest of the top floor rooms across the landing, with a large fitted bathtub with overhead shower and shower screen.

All of the properties are in immaculate condition with pristine white walls and skirting with oak wooden internal doors throughout. The windows have been fitted with Plantitherm glass that helps to keep your home warmer, with reduced heat loss throughout.

Externally the front of the properties have a large tarmac driveway, with a grass lawn to the left and a paved footpath which leads round both sides of the house. Fencing frames the boundaries of the properties for plenty of privacy. The rear gardens are low maintenance with a raised paved patio area next to the house and a lower large lawn space, with views of the woodland trees and surrounding countryside.

An early viewing is highly recommended to see for yourself what these eclectic properties have to offer.

View more about this property online....

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