

Because life is

Petty  
Real™

6 Victoria Mews  
Earby  
Barnoldswick  
BB18 6QU



For Sale

£895 PCM

- Garage
- Two parking spaces
- Four bedrooms
- Large dining kitchen
- Downstairs cloakroom

- 01282 417775
- Council Tax: C
- EPC: C
- Deposit £1,032
- No Smokers



Situated in a quiet position, this is a deceptively spacious family home. Tucked away, yet minutes from the town centre shops and amenities and a short commute to the neighbouring towns of Skipton, Colne and Barnoldswick.

Briefly comprising on the ground floor an entrance hall with useful cloakroom off housing wc and wash basin and under stairs storage cupboard, light airy lounge with wall mounted electric fire and large dining kitchen hosting a good range of wood effect base and wall units with complementary worktops and in between tiling, integrated dishwasher, electric oven, gas hob with extractor fan over, fridge and freezer.

On the first floor there are two large double bedrooms, a good sized single bedroom and bathroom with a white three piece suite comprising bath with shower over, wash basin and wc. On the second floor there are two further roomy single bedrooms both with velux windows and one with en-suite shower room with wash basin, wc and shower cubicle.

Externally there is a garden area to the front and parking, flagged pathways surround the property and lead to the rear garage which has the benefit of light and power. To the rear is an enclosed garden which has been decked and paved for easy maintenance.

This property benefits from a single garage, driveway, and a spacious enclosed decking/flagged area.

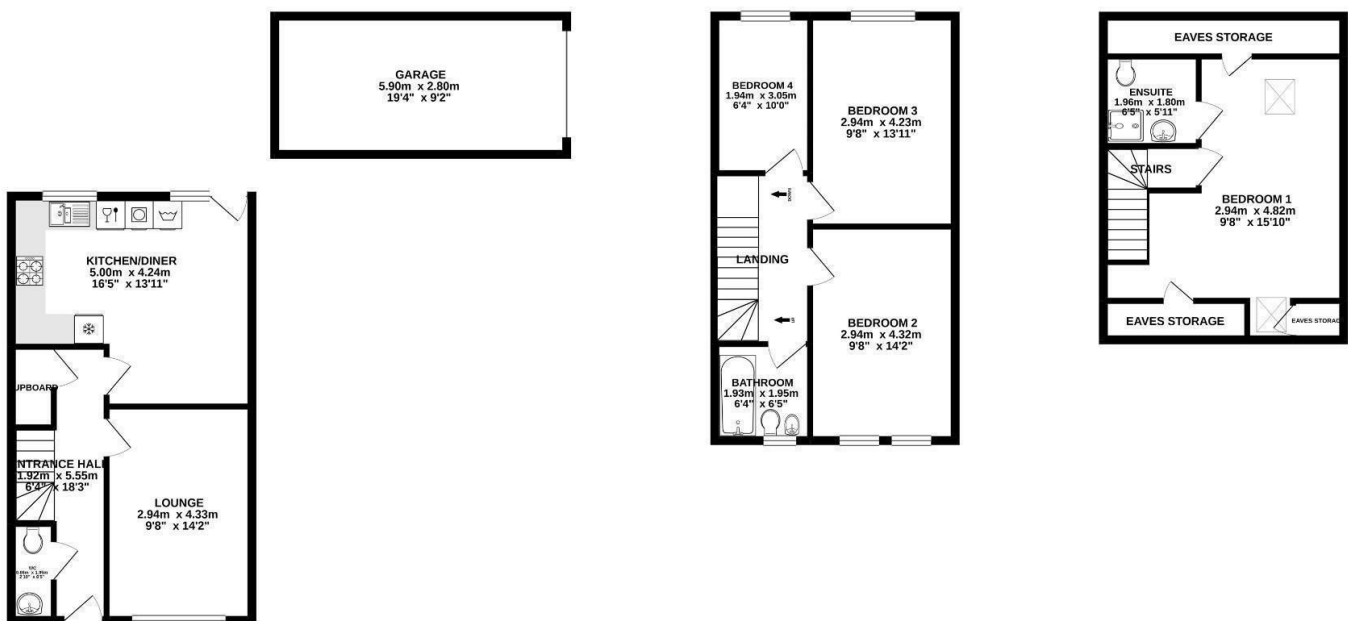
Our initial tenancy agreements are for 6 or 12 months.

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

GROUND FLOOR  
58.3 sq.m. (628 sq.ft.) approx.

1ST FLOOR  
41.8 sq.m. (450 sq.ft.) approx.

2ND FLOOR  
31.9 sq.m. (343 sq.ft.) approx.



TOTAL FLOOR AREA: 132.0 sq.m. (1421 sq.ft.) approx.

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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