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Petty
Real™

5 Aspen Lane
Earby
BB18 6QR



For Sale

£550 PCM

- Semi-Detached Bungalow
- Open Plan Living
- Fully Fitted Modern Kitchen
- Three Piece Bathroom
- Two Double Bedrooms

- Double Driveway
- EPC: D
- Council Tax: B
- Deposit £550
- No Smokers



A rare opportunity to acquire a spacious, semi-detached bungalow situated in a highly sought after area of Earby. Within a short walk of Earby's facilities including a number of everyday shops/supermarkets and schooling/recreational amenities with the church also nearby.

The village is strategically placed for the East Lancashire and West Yorkshires conurbations, as well as the National Motorway network via the M65 and within twenty minutes of the historic market town of Skipton, gateway to the Yorkshire dales.

A well planned, two bedroom property which combines an open plan living area split into a lounge and kitchen which houses modern wall, base and drawer units with complimentary work surfaces, stainless steel sink and integrated appliances such as fridge/freezer, dishwasher, oven and induction hob with overhead extractor fan.

Adjacent to the living room are two well proportioned double bedrooms letting in an abundance of natural light.

Also adjoining the main living area is a fully tiled, contemporary bathroom in white housing low level WC, pedestal wash basin and 'P' shaped bath.

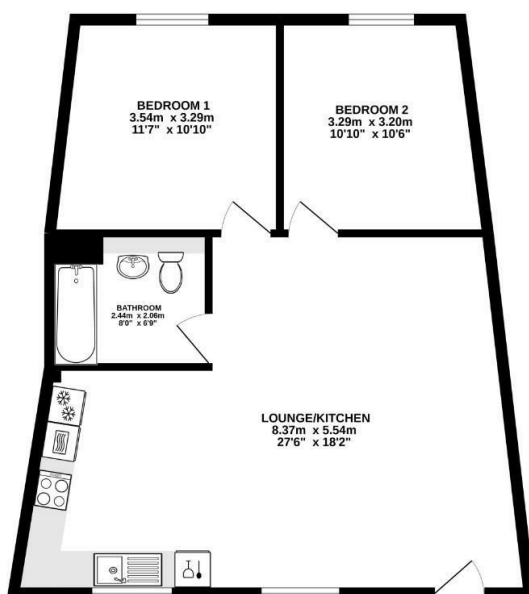
The property benefits from the modern day comforts of UPVC double glazing.

Externally there is a driveway to the front of the property with space for two cars.

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
60.4 sq.m. (650 sq.ft.) approx.



TOTAL FLOOR AREA: 60.4 sq.m. (650 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the Figures contained here, measurements of floors, windows, doors 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 in such by any prospective purchaser. The fixtures, fittings and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
Model: 001/M0000: 02/02



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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