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3 Aspen Lane  
Earby  
BB18 6QR



For Sale

£850 PCM

- Spacious stone built dwelling
- Extensive accommodation
- 4 bedrooms
- Utility room
- Hallway, cloakroom & store room

- Large lounge
- EPC: D
- Council Tax: A
- Deposit £850
- No Smokers



A substantial four bedroom semi-detached family sized dwelling situated in highly sought after area of Earby. The property is with in easy walking distance of amenities and within 20 minutes of the historic market town of Skipton gateway to the Yorkshire dales.

This superb property offers substantial living space arranged over two floors and has high quality fixtures and fittings throughout. The accommodation briefly comprises of entrance hallway, living room, fully fitted dining kitchen which houses an excellent range of fitted wall & base units with contrasting work surfaces and splash backs and integrated appliances, useful play room/study which is currently utilised as a home gym, cloak room & utility room.

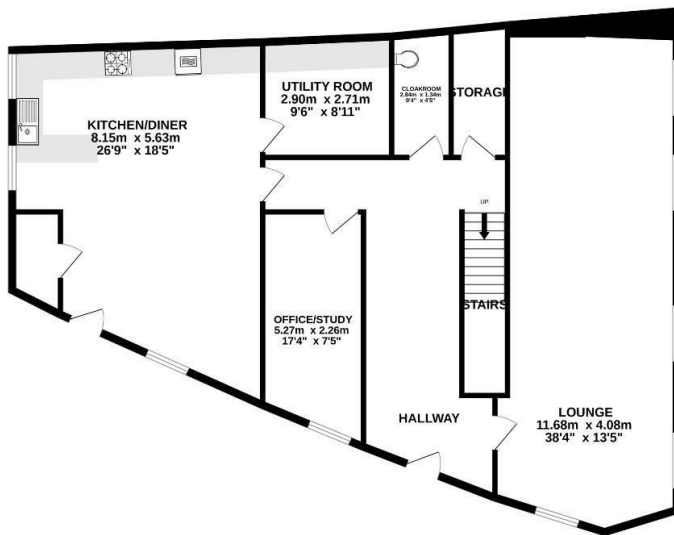
To the first floor is a landing and there are four good sized double bedrooms the master bedroom has it's own three piece en-suite shower with shower enclosure low level wc and wash basin, there is also a modern three piece family bathroom including bath with mixer shower over, low level wc and wash basin.

The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating.

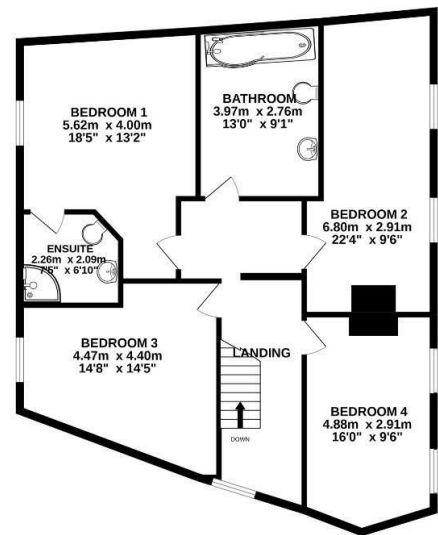
Our initial tenancy agreements are for 6 or 12 months.

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  
131.0 sq.m. (1410 sq.ft.) approx.



1ST FLOOR  
93.2 sq.m. (1003 sq.ft.) approx.



TOTAL FLOOR AREA : 224.2 sq.m. (2413 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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