





PROPERTY DESCRIPTION

Benefiting from a lovely open aspect/far reaching rural views from the rear, this appealing semi-detached house is situated in a desirable, sought after cul-de-sac position, located on the outskirts of Earby. This charming home requires some updating and cosmetic improvement and has the potential and scope to create a fantastic family residence. Handy for access to the town centre shops and amenities and also just a short walk from lovely open countryside, this charming abode would be suitable for a wide range of prospective buyers, in particular a young family, and early viewing is strongly recommended.

With pvc double glazing and gas central heating, the accommodation briefly comprises an entrance hallway with an open staircase, a lounge with an attractive limestone fireplace fitted with a living flame gas fire and a dining room with French doors opening onto the garden. The good sized kitchen has fitted units, there is a half tiled ground floor wc and a substantial store room, which could be utilised as a utility room. The three bedrooms are all quite spacious and the fully tiled bathroom is fitted with a modern four piece white suite, including a separate shower cubicle.

Double wrought iron gates open onto the drive, which provides off road parking and there is a lawn at the front with a surrounding garden border. The large garden at the rear is a delightful attribute, has a paved patio directly to the rear of the house with the remainder being laid to lawn. NO CHAIN INVOLVED.

FEATURES

- Semi-Det House in Desirable Cul-de-Sac
- Sought After Loc - Open Aspect from Rear
- Generously Proportioned Home
- Ent Hall & Lnge with Fireplace & Gas Fire
- 3 Bedrooms - 2 Good Doubles
- Attractive 4 Pc Bathroom - Sep Shower
- Off Road Parking for 2 Cars
- Front Garden & Delightful Rear Garden
- PVC Dble Glazing & Gas Central Heating



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

PVC double glazed, frosted glass entrance door, pvc double glazed window, radiator, meter cupboard and open staircase to the first floor, with an under-stairs storage cupboard.

Lounge

13' 7" x 12' 11" into alcoves (4.14m x 3.94m into alcoves)

This pleasant, light and airy room features an attractive fireplace, fitted with a living flame gas fire, and also has a pvc double glazed window, radiator, television point and wall light points.

Kitchen

12' 5" x 9' 4" reducing to 7' 0 plus recess (3.78m x 2.84m reducing to 2.13m plus recess)

The good sized kitchen has fitted units, laminate worktops with tiled splash backs and a single drainer sink with a mixer tap. Built in gas cooker and plumbing for a washing machine, pvc double glazed window, radiator and down lights recessed into the ceiling. Pantry with a pvc double glazed frosted glass window, fitted shelves and an electric light.

Dining Room

9' 4" plus recess x 7' 9" (2.84m plus recess x 2.36m)

With pvc double glazed French doors opening onto the garden at the rear, this room has a radiator and an open archway into the dining room.

Rear Entrance Hallway

Tiled floor and pvc double glazed, frosted glass external door.

Ground Floor W.C.

Half tiled, with a tiled floor, and fitted with a modern white w.c. PVC double glazed, frosted glass window.

Utility Room/Store

9' 8" x 5' 11" (2.95m x 1.80m)

This useful room houses the wall mounted gas condensing combination central heating boiler and has a pvc double glazed, frosted glass window, a radiator and an electric light.

First Floor

Landing

PVC double glazed window, built-in storage cupboards and access to the loft space.

Bedroom One

12' 11" into alcoves x 12' 3" (3.94m into alcoves x 3.73m)

This generous double room benefits from a pleasant aspect/views and has a pvc double glazed window, radiator and television point.

Bedroom Two

12' 2" x 9' 4" into alcoves (3.71m x 2.84m into alcoves)

This second double room has the advantage of far reaching views from the pvc double glazed window and has a radiator and television point

Bedroom Three

8' 3" x 9' 6" into recess (2.51m x 2.90m into recess)

Providing a good sized single room, with a large, built-in over-stairs cupboard, a radiator and pvc double glazed window with a lovely outlook.

Bathroom

Fully tiled and attractively furnished with a modern four piece white suite, comprising a bath, with a mixer tap, a separate shower cubicle, with an electric shower, a pedestal wash hand basin and a w.c. Two pvc double glazed, frosted glass windows, a radiator and an extractor fan.

Outside

Front

Wrought iron double gates open onto a driveway, providing off road parking for two cars. There is also a lawn, with a surrounding garden border, and a stone flagged pathway, which extends down the side of the house to the rear.

Rear

The large garden is a particularly enticing asset of this property and has a paved patio directly behind the house, with the remainder being laid to lawn, with a garden/shrub border to one side. There is also a greenhouse and external water point.

Directions

Proceed into Earby on the A56, via Thornton-in-Craven, along Skipton Road. Go past the Punch Bowl pub on the left and All Saints Church on the right, through the bend, then turn immediately left into School Lane. Carry on to the end of School Lane, over the small bridge and straight ahead at the mini roundabout into Water Street. At the point where Water Street forks off to the left (signposted for Red Lion Street) keep going straight on into Stoney Bank Road. Go past the former cottages.com offices on the right and take the third right turning off Stoney Bank Road into Springfield Avenue.

Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

Disclaimer

Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

Photographs – Photographs are reproduced for general information only and it must not be inferred that any item is included in the sale with the property.

House To Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

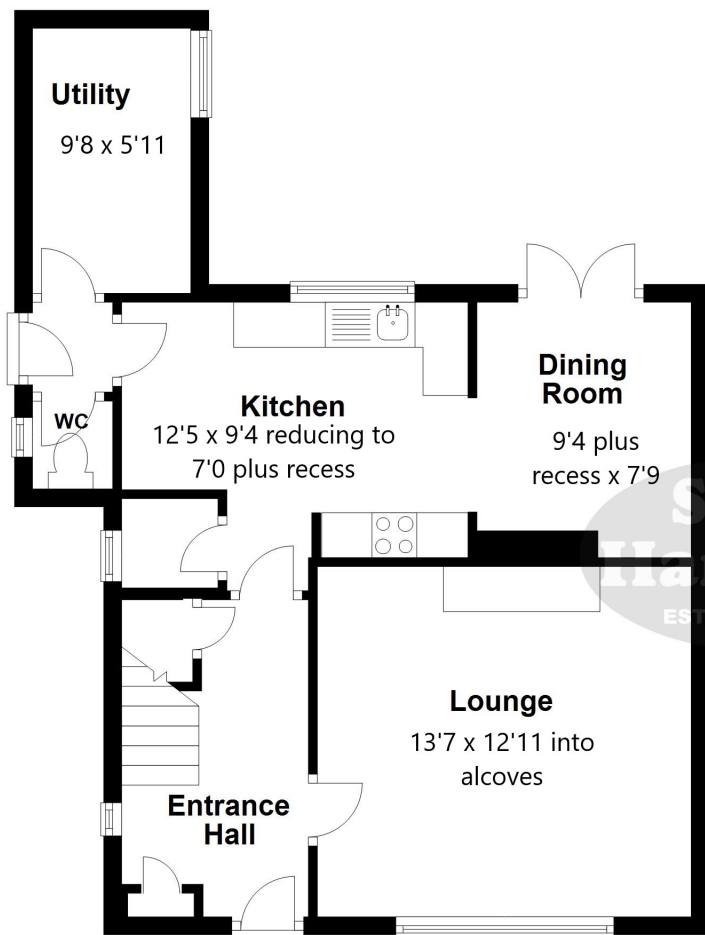
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

FLOORPLAN

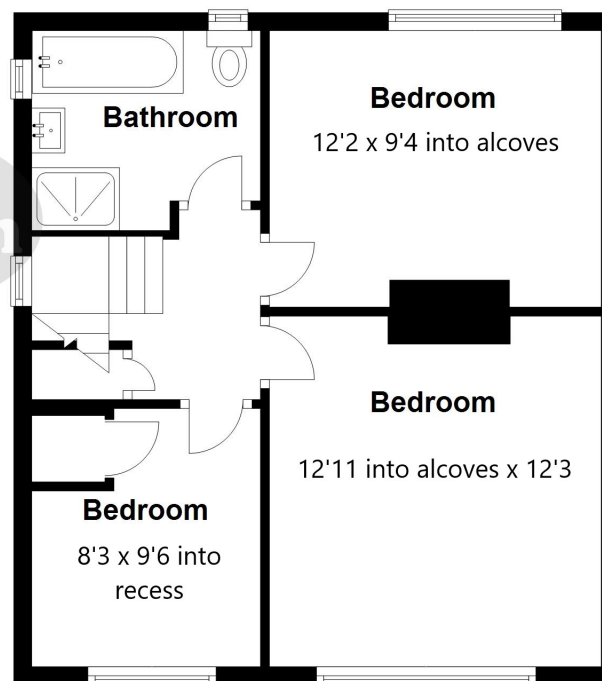
Ground Floor

Approx. 51.1 sq. metres (549.7 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.7 sq. feet)



Total area: approx. 96.1 sq. metres (1034.4 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way the accuracy of the floorplan 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 this floor plan.

Plan produced using PlanUp.