





PROPERTY DESCRIPTION

Located in a highly sought after residential area, towards the outskirts of town, this delightful garden fronted end terraced house enjoys a pleasant aspect to both the front and rear from the first floor and is highly recommended for an early viewing. Absolutely perfect for first time buyers, as well as a wide range of other prospective purchasers, this charming property has the benefit of a recently installed damp proof course as well as other remedial works, which come with a 10 year guarantee, and requires some cosmetic improvement. Providing well proportioned living space, this extremely appealing abode has the makings of a really excellent family home and internal viewing is strongly advised.

Complemented by pvc double glazing and gas central heating, the accommodation briefly comprises an entrance vestibule and hall, a light and airy lounge with a marble fireplace, fitted with an electric fire and part glazed double doors opening into the spacious living/dining room. The good sized kitchen has a range of wood fronted shaker style units, with a built-in electric oven and hob with a stainless steel extractor canopy over, there are three first floor bedrooms, all of which have the advantage of a wonderful outlook/views, and a bathroom, fitted with a three piece white suite. Enclosed paved yard/patio to the rear. NO CHAIN INVOLVED.

FEATURES

- Garden Fronted End Terraced Hse
- Highly Sought After Area on Outskirts
- Wonderful Outlook/Views from FF
- Well Proportioned Living Space
- Vestibule, Hall, Light & Airy Lounge
- Spacious Living/Dining Room
- Good Sized Ftd Kitchen – Oven & Hob
- 3 FF Bedrms with a Pleasant Aspect
- 3 Pc Bathroom with a White Suite
- PVC DG, GCH, Rear Yard – No Chain





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

Part glazed entrance door, with a window light above. Wood finish laminate flooring and a half glazed internal door, set in a frosted glass surround, opening into the hall.

Hall

Stairs to the first floor, radiator, ornate coving and wood finish laminate flooring.

Lounge

10' 11" x 10' 1" plus alcoves (3.33m x 3.07m plus alcoves)
This light and airy room has a stylish carved marble fireplace, fitted with an electric fire, a pvc double glazed window and a radiator. There are also part glazed, frosted glass double doors, set in a frosted glass surround, separating this room from the adjoining living/dining room.

Living/Dining Room

13' 10" x 11' 1" plus alcoves (4.22m x 3.38m plus alcoves)
This second spacious reception room has pvc double glazed windows in both the rear and side elevations, allowing plenty of natural light into the room.

Kitchen

16' 6" x 6' 7" (5.03m x 2.01m)
The kitchen is also a good size and has two pvc double glazed windows, one of which has the benefit of a charming open outlook and views. It is fitted with wood fronted shaker style units, laminate worktops, with matching splash-backs, and a single drainer sink, with a mixer tap, and has a built-in electric oven and electric hob, with a stainless steel extractor canopy over, and plumbing for a washing machine. The wall mounted gas condensing combination boiler is fitted in the kitchen and there is also a radiator, part glazed external door, stone flagged floor and an under-stairs storage cupboard, with fitted shelves and an electric light.

First Floor

Landing

Spindled balustrade, access to the loft space, built-in wardrobe, with a drawer below, and a pvc double glazed window, from which there are wonderful views.

Bedroom One

13' 9" x 8' 11" (4.19m x 2.72m)
This double room has a radiator and a pvc double glazed window, with a pleasant outlook.

Bedroom Two

9' 1" x 6' 1" (2.77m x 1.85m)
Having the advantage of the fabulous rural views from the rear, this single room has a pvc double glazed window and a radiator.

Bedroom Three

10' 0" x 5' 1" (3.05m x 1.55m)
Radiator and pvc double glazed window, with an open aspect.



Bathroom

Fitted with a three piece white suite, comprising a bath, with a mixer tap/shower over, ceiling height tiled splashback and glazed shower screen, a wash hand basin, with a cabinet below and vanity mirror above, and a w.c. It also has a radiator and an extractor fan.

Outside

Front

Garden forecourt.

Rear

Enclosed, paved yard/patio.

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, then immediately through the bend turn left into School Lane. At the end of School Lane, go over the small bridge and straight ahead at the mini-roundabout into Water Street. Carry on until the road forks, take the left fork, continuing on Water Street and then go over another small bridge into Red Lion Street, proceed up the hill and the house is on the right.

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?

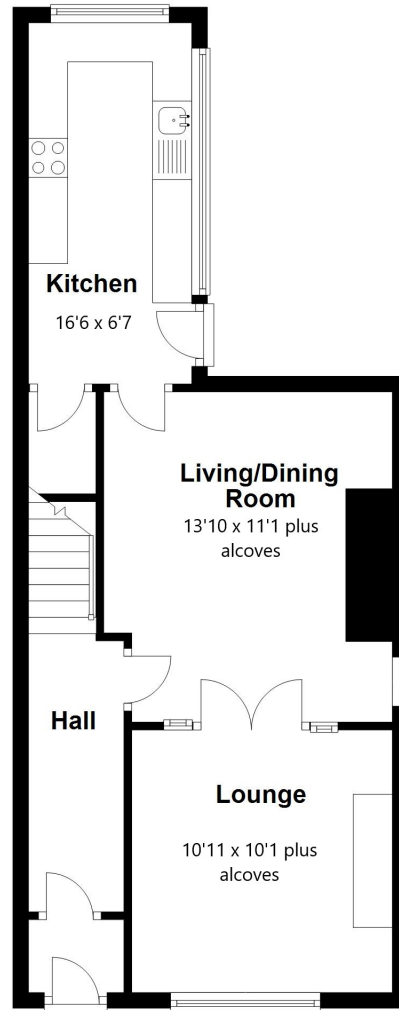
For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN

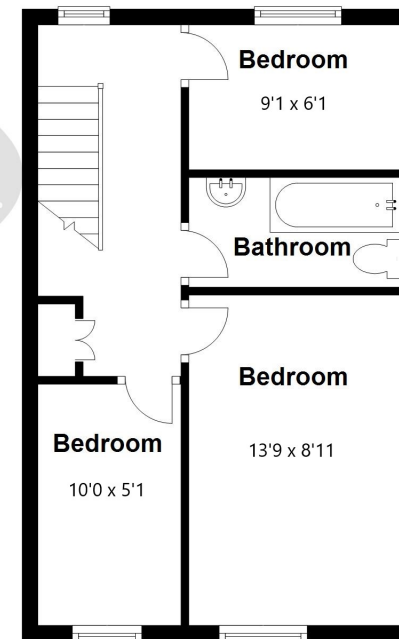
Ground Floor

Approx. 45.4 sq. metres (489.1 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.4 sq. feet)



Total area: approx. 81.1 sq. metres (872.5 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.

