





PROPERTY DESCRIPTION

Internal viewing is absolutely essential in order to fully appreciate the many outstanding and exceptional features this extremely impressive home has to offer. Well presented and stylishly furnished, this mature, stone built semi-detached cottage enjoys a desirable location, in a pleasant traffic free position, tucked away at the end of a lane past the The Old Grammar School in Earby. Laid over three floors, this superb property has the advantage of a large, enclosed garden at the front, parking for several cars including space for a motorhome or caravan and a substantial double timber framed garage. Conveniently situated within easy walking distance of the town centre shops, cafés and other amenities, such as the bus station and Doctors' Surgery, this desirable dwelling would be not only suitable for a growing family, but for wide range of other prospective buyers too.

FEATURES

- Mature, Stone Built Semi-Det Cottage
- Well Presented & Tastefully Furnished
- Highly Desirable, Traffic Free Location
- Pleasing Position – Handy for Amenities
- Ent Porch & Lounge - Fireplace & Fire
- Dining Kit with Appl'ces inc. Smeg Range
- 4 Spacious Bedrms - 2 SF & 1 En-Suite
- Attractive Bathroom - Shower over Bath
- Substantial Dble Garage - Remote Doors
- Parking for Several Cars & Large Garden
- Cellar & External Timber Shed/Utility
- Viewing Essential to Apprec. - No Chain





ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

Part glazed entrance door, built-in cloaks cupboard, pvc double glazed windows, part tiled and exposed stone walls and tiled floor. Part glazed internal door opening into the dining kitchen.

Dining Kitchen

15' 7" plus recess x 13' 2" plus recess (4.75m plus recess x 4.01m plus recess)
The spacious kitchen allows ample room for a family sized dining table and features a stone flagged floor and an open stone staircase, with an attractive ornate cast iron and wood balustrade. The kitchen is fitted with white units, granite worktops, with matching upstands and tiled splashbacks, and a one and a half bowl sink, with a mixer tap. There is a Smeg range style cooker with a seven ring gas hob, set into a stone mullion fireplace, with an extractor above, and integral fridge freezer. PVC double glazed windows, radiator, fitted shelves and a door giving access to the cellar.

Lounge

15' 11" plus recess x 15' 8" (4.85m plus recess x 4.78m)
This generously portioned room has a carved limestone fireplace, fitted with a living flame gas fire, and a pvc double glazed sliding patio door, opening onto a pathway at the side of the house. PVC double glazed window, two radiators and beams to the ceiling. There are also two large recesses, with fitted shelves.

First Floor

Landing

Karndeal flooring and stairs to the second floor.

Primary Suite

Comprising a double room and en-suite shower room.

Bedroom One

13' 1" x 10' 2" plus recess (3.99m x 3.10m plus recess)
Also laid with quality Karndeal flooring, this double room benefits from a lovely open aspect overlooking the garden at the front. PVC double glazed window, with a stone sill, radiator, wall light points, built-in storage cupboard and a large, built-in double wardrobe.

En-Suite Shower Room

Attractively furnished and fitted with a three piece white suite, comprising a fully tiled shower cubicle, a pedestal wash hand basin and a w.c. Chrome finish radiator/heated towel rail, pvc double glazed, frosted glass window and built-in shelved linen cupboard.

Bedroom Two

16' 3" into recess x 8' 2" plus recess (4.95m into recess x 2.49m plus recess)
This second double bedroom is also laid with wood finish Karndeal flooring and features exposed stone walls. It also has a pvc double glazed window and a period style radiator.

House Bathroom

Fully lined with pvc wet wall style panelling, including the ceiling, which has downlights recessed into it, the bathroom is fitted with a modern three piece white suite, comprising a shower bath, with a shower over and curved glazed shower screen, a w.c. and a wash hand basin, set in a vanity unit with an illuminated mirror above and cupboards and drawers below. It also has a large built-in cupboard, with fitted shelves and which also houses the gas condensing combination central heating boiler, a pvc double glazed, frosted glass window, chrome finish radiator/heated towel rail and wood finish Karndeal flooring.

Second Floor

Landing

Access to the roof space.

Bedroom Three

14' 6" x 13' 3" plus recess (4.42m x 4.04m plus recess)
This large impressive room provides a superb double bedroom, but could also be utilised as another sitting room, if required. It is laid with the same quality Karndeal flooring as the other bedrooms and has a pvc double glazed window, a double glazed Velux window, radiator, beams



to the ceiling, television and telephone points and an exposed stone wall.

Bedroom Four

13' 2" x 10' 9" with restricted headroom (4.01m x 3.28m with restricted headroom)
Enjoying a lovely open aspect and rural views, this fourth double room is also laid with Karndeal flooring and has a pvc double glazed window, with a stone sill, a double glazed Velux window, radiator, fitted shelving, beams to the ceiling and under-eaves boarded storage space.

Outside

Parking & Double Garage

21' 1" x 17' 9" (6.43m x 5.41 m)
A tarmac covered driveway leads in front of the house up to the garage and provides ample off road parking space. The detached timber double garage has two remote controlled up and over doors, a window, half glazed personal door and electric power and light. There is also an electric vehicle charging point on the side and security lights.

Garden

The large enclosed garden has an entrance gate directly opposite the entrance porch of the house and is mainly lawned, surrounded by mature hedging and trees. To one side of the garden is a handstanding, providing further parking space and at the end of which sits a greenhouse.

Timber Shed

9' 6" x 8' 4" (2.90m x 2.54m)
Providing a very useful external utility and store, with plumbing for a washing machine, a sink, a w.c., fitted shelves and electric power and light.

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 and turn left into School Lane. Take the second left into Old Lane, then first left into School Fields, travel towards the end of the lane and the property is on the left hand side.

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.

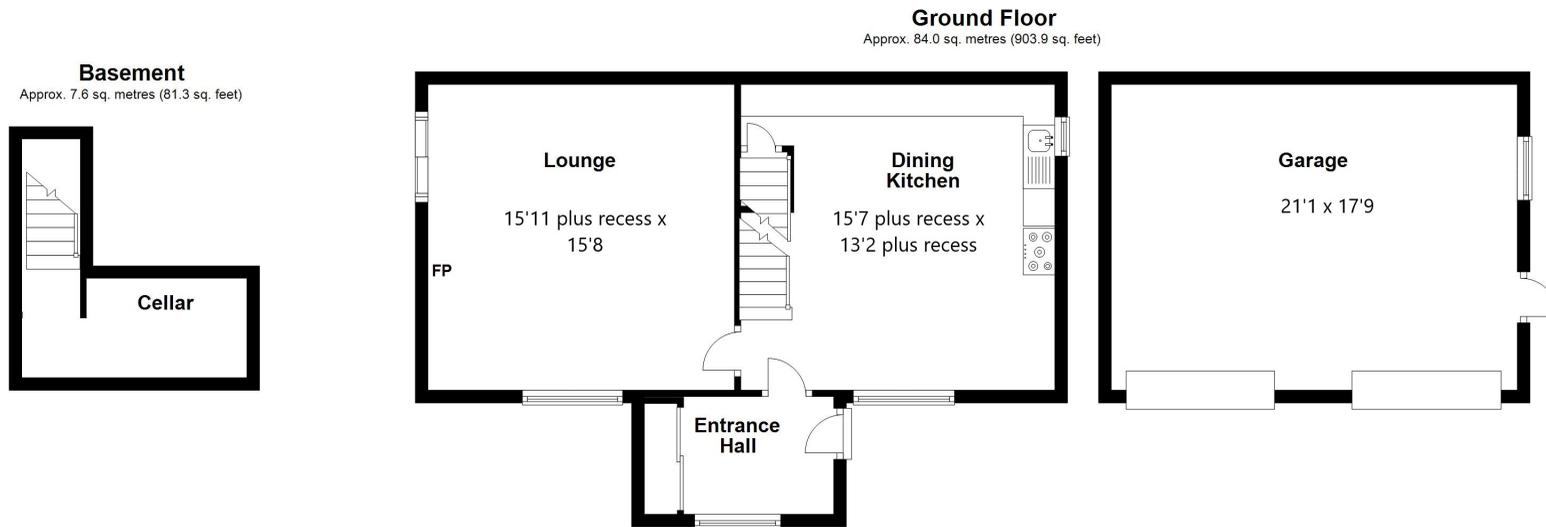
House To Sell?

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+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	61	
(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



Total area: approx. 196.5 sq. metres (2115.3 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.