





PROPERTY DESCRIPTION

Having the advantage of a large, extremely delightful well tended garden at the rear, this immaculately presented semi-detached house enjoys a pleasing cul-de-sac location and provides a perfect home for a young family. Conveniently situated within close proximity to the town centre, the C of E Primary School, West Craven High School, a children's nursery and other amenities, this appealing abode must be viewed internally in order to appreciate the many desirable assets this superb home has to offer.

Providing nicely proportioned living space, complemented by pvc double glazing and gas central heating, run by a condensing combination boiler, which was newly installed in 2022, the accommodation briefly comprises a spacious living room, with an open staircase and a good sized dining kitchen, with patio doors in the dining area, which is stylishly fitted with modern shaker style units and built-in appliances, namely an electric double oven, a gas hob, a microwave oven and integral fridge/freezer and slimline dishwasher. On the first floor are three bedrooms, two being decent double rooms, one of which has built-in mirror fronted wardrobes, and a bathroom, tastefully re-furnished with a quality three piece white suite, with a shower over the bath.

The front garden has a lawn and paved pathways, a tarmac covered driveway providing tandem off road parking for two cars and an attached garage, which has electric power and light and a personal door giving access to the rear. A most impressive asset to this exceptional family home is the sizeable garden at the rear, which consists of an attractive Indian stone patio with a retractable sun canopy, lawns with garden borders stocked with a variety of flowering plants, shrubs and trees, several vegetable patches, a charming summer house, a greenhouse and a substantial timber shed, which has electric power and light.

FEATURES

- Well Presented Semi-Detached House
- Appealing Cul-de-Sac Location
- Handy for Access to Town Centre & Schools
- Spacious Living Rm with Open Staircase
- Stylish Dining Kitchen inc. Appliances
- 3 Bedrooms - 1 with Fitted Wardrobes
- Tastefully Re-furnished Bathroom
- Attached Garage & Drive/Parking for 2 Cars
- Large, Impressive Garden to Rear
- PVC DG & Gas CH - New Boiler 2022





ROOM DESCRIPTIONS

Ground Floor

Entrance

PVC double glazed, frosted glass entrance door, leading into the living room.

Living Room

15' 4" less staircase x 15' 1" plus recess (4.67m less staircase x 4.60m plus recess)

An extremely pleasant and spacious room, which has an open staircase, with a spindled balustrade, leading up the first floor and built under the stairs are drawer units, providing useful storage space, with bench style seating on top. PVC double glazed windows and a radiator.

Dining Kitchen

15' 5" x 9' 5" plus recess (4.70m x 2.87m plus recess)

A particularly impressive attribute of this lovely family home, the good sized and very attractively furnished kitchen allows ample space for a dining table, is laid with Amtico tile effect laminate flooring and has a pvc double glazed patio door opening out onto the beautiful patio and garden at the rear. It is equipped with stylish shaker style units, wood effect laminate worktops, with matching upstands, and a single drainer sink, with mixer tap. The very light and airy kitchen also has a number of built-in appliances, namely an electric double oven, a gas hob, with extractor hood over, a built-in microwave, an integral fridge/freezer and integral slimline dishwasher. There is concealed lighting under the wall units, a pvc double glazed window and a radiator.

First Floor

Landing

Spindled balustrade, radiator and a built-in storage cupboard, with a hanging rail.

Access, via a retractable ladder, to the partially boarded loft space, which has an electric light.

Bedroom One

12' 11" into recess x 9' 2" (3.94m into recess x 2.79m)

This good sized double room has pvc double glazed windows and a radiator.

Bedroom Two

10' 0" to wardrobe fronts x 9' 6" (3.05m to wardrobe fronts x 2.90m)

This second double room has built-in wardrobes, with mirror fronted sliding doors, a radiator and a pvc double glazed window, overlooking the delightful garden at the rear.

Bedroom Three

6' 10" x 5' 10" (2.08m x 1.78m)

This single room is currently used as a home office and has a pvc double glazed window, wood finish laminate flooring and a radiator.

Bathroom

The bathroom has been tastefully re-furnished and is fitted with a modern three piece white suite, comprising a bath, with a mixer tap and shower over and and superior quality, ceiling height Bushboard Nuance splashback. It also has a w.c. and a pedestal wash hand basin, with a mixer tap, a splashback, matching that above the bath, and a vanity mirror above. Chrome finish radiator/heated towel rail, wall mounted gloss finish cabinet and a pvc double glazed, frosted glass window.

Outside

Front/Side

A tarmac covered drive in front of the garage provides tandem parking for two cars. A canopy provides shelter over the front entrance door and there is a lawn, garden beds, stocked with shrubs and flowering plants, and paved pathways, one of which extends down the side of the house to a gate giving access into the rear garden.



Attached Garage

16' 1" x 9' 5" (4.90m x 2.87m)

The attached garage has an up and over door, electric power and light, a cold water tap, a pvc double glazed frosted glass personal door and also houses the wall mounted gas condensing combination central heating boiler, which was newly fitted in 2022.

Rear

A particularly impressive and desirable asset of this lovely family home, the large garden at the rear has a really attractive Indian stone patio directly behind the house, with a sun canopy fitted on the back wall of the house which opens up to provide shelter over the patio, and matching pathways. There are lawns, garden borders, stocked with trees, shrubs and flowering plants, vegetable patches and an area which has fruit trees. Also in the garden is a greenhouse, a charming summerhouse, a substantial timber shed, with electric power and light, and an external light.

Directions

Proceed from our office on Church Street into Station Road. At the crossroads, turn right into Fernlea Avenue and continue on to the traffic lights by the Police Station. Turn left immediately through lights into Rainhall Road, go past the Car Park on the right and then take the second right turning off Rainhall Road into Clifford Street. Proceed to the end of the row of terraced houses on the left and then turn left into Riding Close.

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.

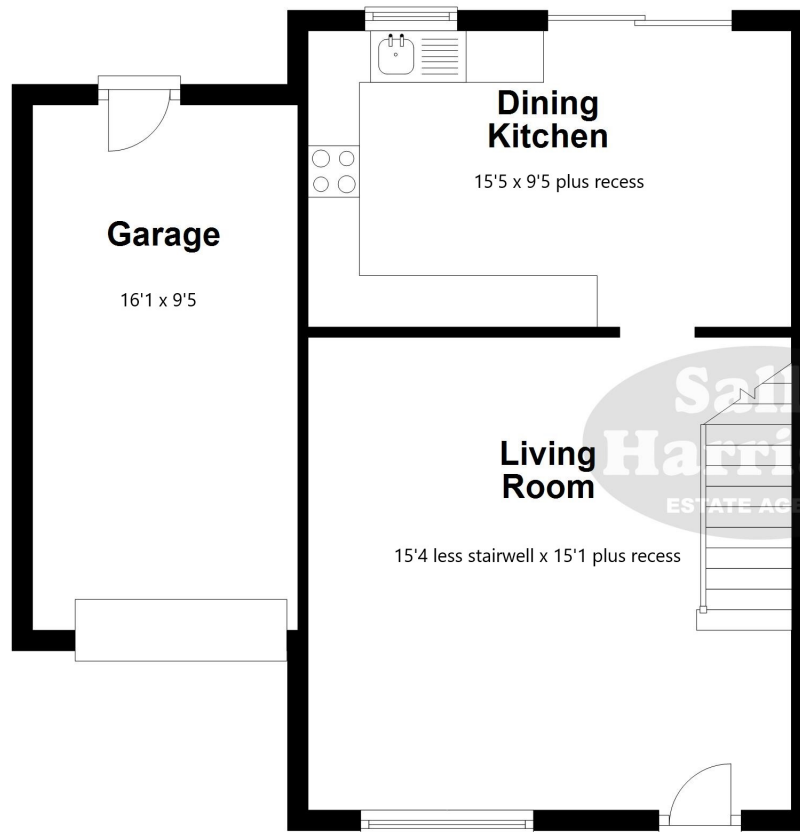
22D24TT/02E24TT

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | 86 |
| (69-80) | C | 72 | |
| (55-68) | D | | |
| (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

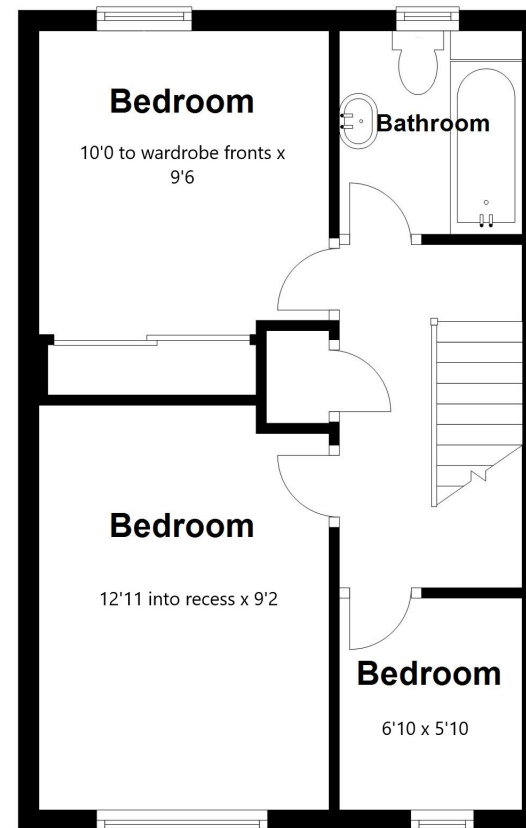
Ground Floor

Approx. 49.3 sq. metres (530.7 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.3 sq. feet)



Total area: approx. 84.9 sq. metres (914.0 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.

