





PROPERTY DESCRIPTION

Providing an excellent home for first time buyers, this extremely appealing mid terraced house offers well presented, tastefully furnished living space and is highly recommended for an early viewing. Having the benefit of a good sized kitchen incorporating a utility area and a converted loft room, this well proportioned home is located in a popular residential area and conveniently located for access to the town centre shops, cafes and other amenities.

Complemented by pvc double glazing and gas central heating, the accommodation briefly comprises an entrance hall and a sitting/dining room, both of which are laid with attractive wood finish laminate flooring. The spacious living/dining room has a large window allowing plenty of natural light into the room and the good size kitchen is fitted with cream gloss fronted units and is open plan with the utility room. There are two double bedrooms on the first floor, both with cast iron ornamental fireplaces and a larger than average bathroom, attractively furnished with a three piece white suite, with a shower over the bath. The fabulous loft conversion is currently being used as an occasional third bedroom but could be utilised for many purposes. To the rear is an enclosed yard.



FEATURES

- Beautifully Pres'td Home - Perfect for FTB's
- Stylishly & Tastefully Furnished
- Deceptively Spacious Family Accommodation
- Entrance Hall & Sitting/Dining Room
- Spacious Living/Dining Room
- Good Sized Kitchen with Utility Area
- 2 FF Double Bedrooms
- Attractive, Larger than Average Bathroom
- Fabulous Loft Conversion/Occ 3rd Bed
- PVC DG & GCH – Early Vwg Highly Rec





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

PVC double glazed, frosted glass entrance door, with a window light above. Wood finish laminate flooring, radiator, telephone point and stairs to the first floor.

Sitting Room/Dining Room

11' 2" x 9' 8" into alcoves (3.40m x 2.95m into alcoves)

Also laid with the same laminate flooring as the hall, this pleasant room is currently used as a dining room and has a pvc double glazed window and a radiator.

Living Room

13' 9" plus bay x 13' 2" into alcoves (4.19m plus bay x 4.01m into alcoves)

This generously proportioned second reception room has a large pvc double glazed window, radiator, television and telephone points, and an under-stairs storage cupboard, which has an electric light.

Kitchen

15' 11" x 5' 11" plus recess and bay (4.85m x 1.80m plus recess and bay)

The good sized kitchen is open plan with an adjoining utility area and is fitted with modern cream gloss fronted units, laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. There is space for an electric oven, with a stainless steel extractor canopy over the cooker area, and the kitchen has a radiator, three pvc double glazed windows, one of which is a bay window, allowing plenty of natural light into the room, downlights recessed into the ceiling and a pvc double glazed external door.

Utility Area

6' 11" x 4' 6" (2.11m x 1.37m)

This useful room has plumbing for a washing machine and space for a vented tumble dryer.

First Floor

Landing

Enclosed return stairs to the converted loft room.

Bedroom One

13' 2" into alcoves x 11' 4" (4.01m into alcoves x 3.45m)

This spacious double room has an ornamental, cast iron period fireplace, a pvc double glazed window, picture rail, telephone point, radiator and a good sized, walk-in, under-stairs storage cupboard/wardrobe.

Bedroom Two

10' 2" into recess x 8' 3" (3.10m into recess x 2.51m)

Providing a second double bedroom with a radiator, ornamental cast iron fireplace and pvc double glazed window.

Bathroom

9' 3" x 6' 0" (2.82m x 1.83m)

The larger than average bathroom is attractively fitted with a three piece white suite, comprising a bath, with a mixer tap/shower over and ceiling height tiled splashback, a pedestal wash hand basin, with a tiled splashback and a w.c. Built-in storage cupboards, one of which houses the gas combination central heating boiler, radiator and pvc double glazed, frosted glass window.



Second Floor

Loft Conversion

11' 10" less central stairwell, plus recess x 13' 11" (3.61m less central stairwell, plus recess x 4.24m)

This fabulous room is currently utilised as an occasional third bedroom and has a double glazed Velux window, radiator, downlights recessed into the ceiling and under-eaves storage areas.

Outside

Rear

Enclosed yard, laid with Indian stone flags.

Directions

Proceed from our office on Church Street into Skipton Road. Go past the Holy Trinity Church set up on the left, turn left at the 'T' junction and then go right at the mini roundabout, continuing on Skipton Road. Take the second right turning off Skipton Road into Lower West 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.

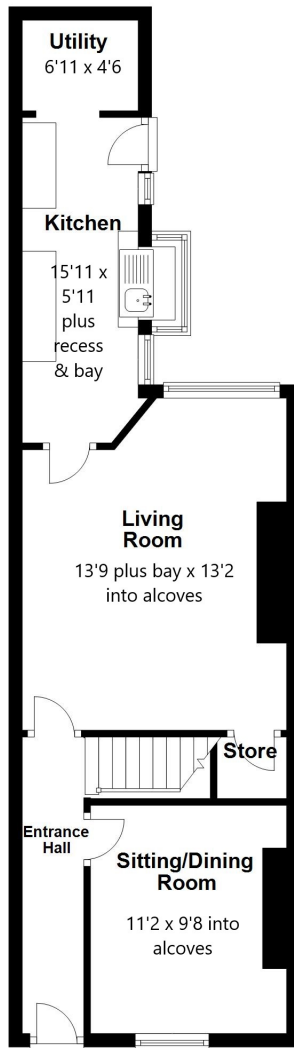
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN

Ground Floor

Approx. 47.1 sq. metres (507.0 sq. feet)



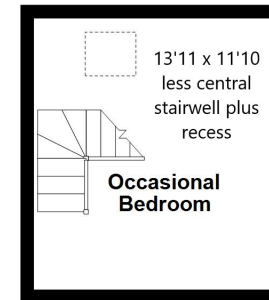
First Floor

Approx. 39.7 sq. metres (426.9 sq. feet)



Second Floor

Approx. 14.3 sq. metres (154.4 sq. feet)



Total area: approx. 101.1 sq. metres (1088.3 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.

