





PROPERTY DESCRIPTION

Enjoying a pleasant open aspect from the front, this charming mid terraced house is located in a very popular residential area of town and is conveniently located within easy walking distance of the parade of shops on Gisburn Road and Valley Gardens Park. Providing well presented, tastefully furnished living space, this appealing home would be absolutely perfect for first time buyers or for buyers looking to downsize.

Benefiting from pvc double glazing and gas central heating, the accommodation briefly comprises a pleasant sitting room, with a wall mounted living flame gas fire and a spacious kitchen, allowing ample room for a dining table and fitted with modern cream gloss fronted units and a built-in electric oven and a gas hob with an extractor hood over. There are two double bedrooms, the larger of the two having a small, extremely useful dressing room with a built-in wardrobe, and a 'Jack and Jill' style bathroom, which has a three piece white suite, with a shower over the bath. To the rear of the property is a pleasing rear yard/patio.

FEATURES

- Charming Mid Terraced House
- Popular Residential Area of Town
- Short Walk from Parade of Shops & Park
- Well Presented & Tastefully Furnished
- Pleasant Sitting Rm with Gas Fire
- Spacious Dining Kit with Modern Units
- 2 Double Bedrooms & Dressing Room
- 3 Piece Bathroom with White Suite
- PVC Double Glazing & Gas CH
- Good Sized Enclosed Rear Yard





ROOM DESCRIPTIONS

Ground Floor

Entrance

Attractive composite entrance door, with a window light above, leading into the sitting room.

Sitting Room

13' 4" into alcoves x 11' 2" (4.06m into alcoves x 3.40m)

This nice sized room benefits from an open aspect at the front and has a wall mounted living flame gas fire, a pvc double glazed window, radiator and television point.

Small Inner Hall

Stairs to the first floor.

Dining Kitchen

13' 4" into alcoves x 10' 10" (4.06m into alcoves x 3.30m)

The spacious dining kitchen is fitted with modern cream gloss fronted units, laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. It also has a built-in electric oven, a gas hob, with an extractor hood over, and plumbing for a washing machine. The gas condensing combination central heating boiler is concealed within a cupboard matching the units, there is a pvc double glazed bay window, a radiator, an under-stairs cupboard/pantry, with fitted shelves and an electric light and a composite external door, with a window light above.

First Floor

Bedroom One

12' 2" plus alcove x 11' 1" into recess (3.71m plus alcove x 3.38m into recess)

This double room has a pvc double glazed window, with an open outlook, a radiator and built-in cupboard.

Dressing Room

The small dressing room gives access into the bathroom and has a built-in wardrobe, with a storage cupboard above. Access to the loft space.

Bedroom Two

11' 0" x 8' 7" into alcoves (3.35m x 2.62m into alcoves)

Providing a second double room, with a pvc double glazed window and a radiator. This room also gives access into the bathroom.

Bathroom

The 'Jack and Jill' style bathroom is fitted with a three piece white suite, comprising a bath, with a mixer tap and shower over and a tiled splashback, a pedestal wash hand basin, with a mixer tap, and a w.c. PVC double glazed, frosted glass window, radiator and extractor fan.



Outside

Rear

Good sized, enclosed yard.

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 straight ahead at the mini roundabout into Gisburn Road. Carry on past the first short parade of shops on the left, then turn left immediately after the second parade of shops into Richmond Road, go past the left turning into Denton Street and just before the next left turning into Federation Street turn right into Frederick Street and the house is on the right 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

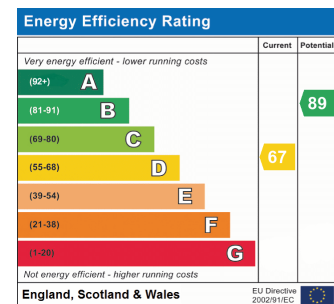
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

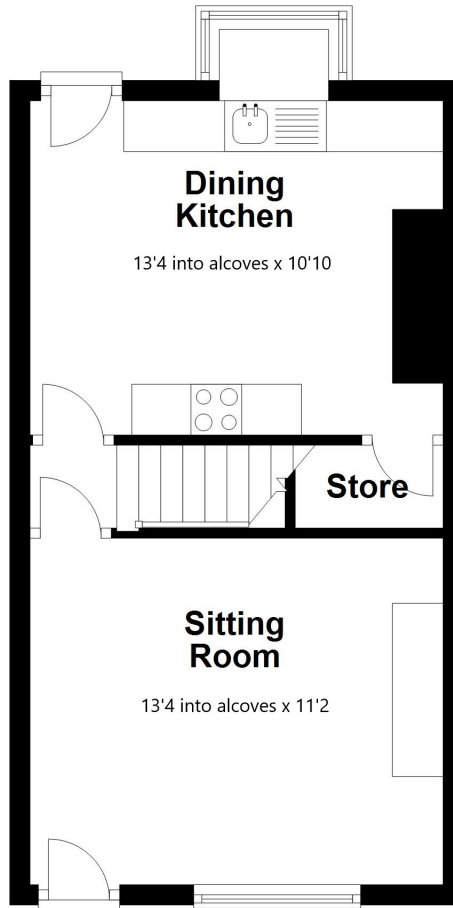
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FLOORPLAN

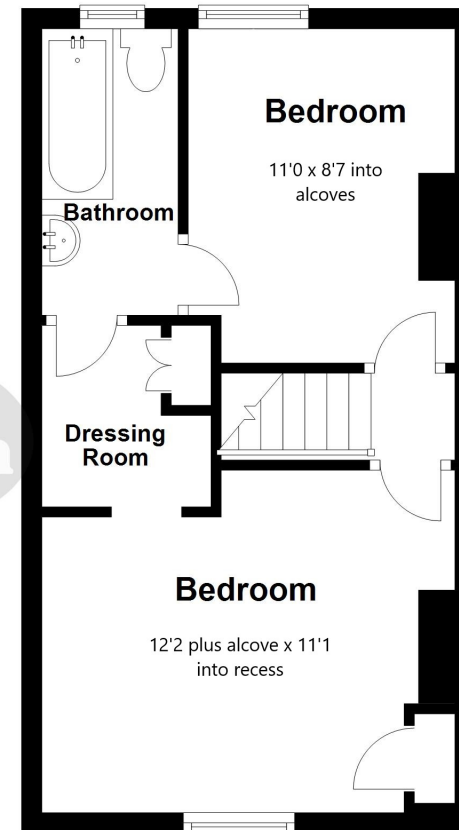
Ground Floor

Approx. 31.8 sq. metres (342.1 sq. feet)



First Floor

Approx. 31.5 sq. metres (338.8 sq. feet)



Total area: approx. 63.3 sq. metres (680.9 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.

