





PROPERTY DESCRIPTION

This charming mid terraced cottage is located in a popular residential area, only a short walk from beautiful open countryside, but the town centre and other amenities are within comfortable reach too. Requiring updating and modernising, this quaint property would be perfect for first time buyers, or for buyers looking to downsize.

Benefiting from pvc double glazed windows and gas central heating, run by a Baxi combination boiler, the accommodation briefly comprises an entrance hallway, a living room, with a stone fireplace and gas fire and a kitchen with fitted units and a stable style door opening onto the rear. The landing has a built-in cupboard, there are two nice sized bedrooms and a shower room fitted with a three piece suite. At the rear of the property is a small paved pathway and a communal courtyard, in which wheelie bins are stored and there is a useful outbuilding.

FEATURES

- Charming Mid Terraced Cottage
- Popular Residential Area
- Handy for Access to Amenities
- Short Walk from Lovely Countryside
- Ideal for FTB's or Buyers Downsizing
- Vestibule, Living Rm & Kitchen
- 2 Nice Sized Bedrooms
- 3 Piece Shower Room
- PVC DG Windows & Gas CH
- Rear Paved Pathway & Outbuilding





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Part glazed entrance door. Internal door opening into the living room.

Living Room

11' 7" x 8' 7" plus recess (3.53m x 2.62m plus recess)
Stone fireplace, with a fitted gas fire, pvc double glazed window, radiator, wall light points and an under-stairs storage cupboard.

Kitchen

12' 8" x 6' 2" plus recess (3.86m x 1.88m plus recess)
Fitted units, laminate worktops, with tiled splashbacks, and a one and a half bowl sink, with a mixer tap. Gas cooker point and plumbing for a washing machine. PVC double glazed window and stable style external door. Door giving access to the stairs to the first floor.

First Floor

Landing

Built-in storage cupboards and access to the loft space.

Bedroom One

9' 7" into recess x 7' 10" (2.92m into recess x 2.39m)
PVC double glazed window and radiator.

Bedroom Two

8' 4" x 7' 9" (2.54m x 2.36m)
Radiator and pvc double glazed window.

Shower Room

Fully tiled and fitted with a three piece suite, comprising a curtain surrounded shower tray with an electric shower over, a w.c. and a wash hand basin, with a cupboard below. PVC double glazed, frosted glass window.

Outside

Rear

There is a paved pathway directly behind the cottage and access to a communal cobbled yard, shared with the owners/occupiers of the other properties in the row, where there is a useful outbuilding belonging to this property.

Directions

Proceed into Earby on the A56, via Thornton-in-Craven, along Skipton Road. Go past Earby Autos on the right and Victoria Street on the left and then take the next left turning, by the Co-Op, into New Road. Proceed to the 'T' junction at the top of New Road, turn left into Green End Road and the cottage is on the left.

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

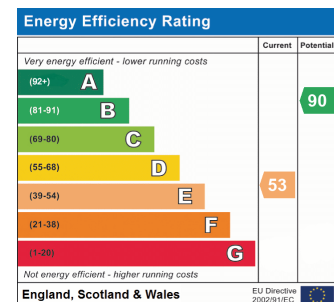
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

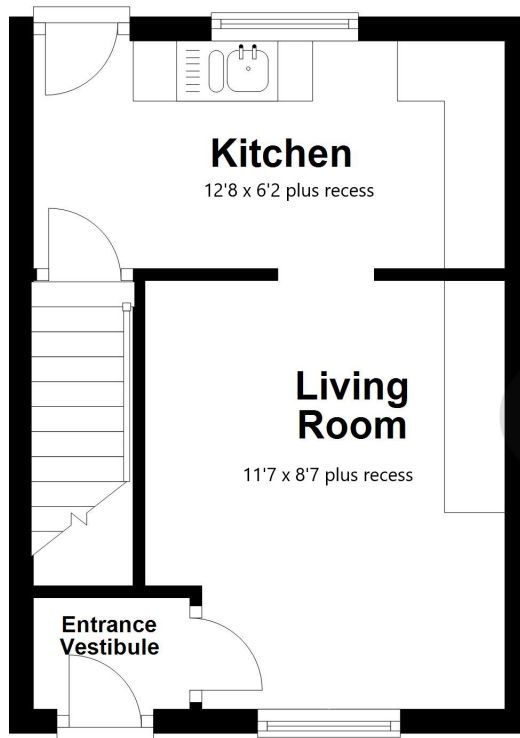
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FLOORPLAN

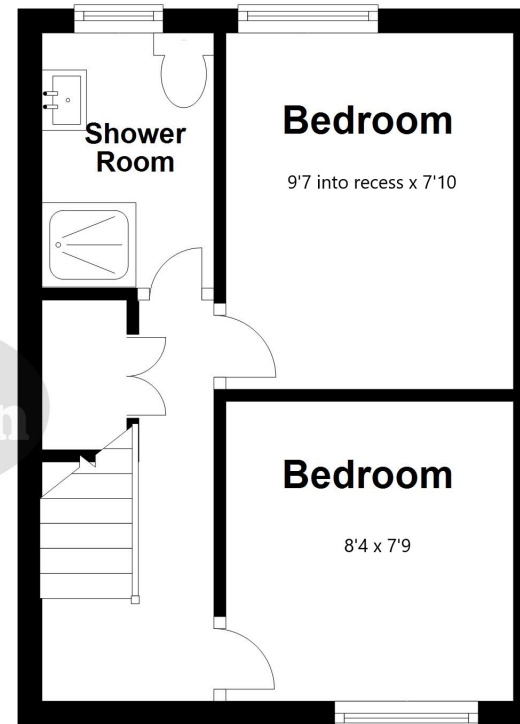
Ground Floor

Approx. 21.7 sq. metres (233.3 sq. feet)



First Floor

Approx. 21.7 sq. metres (233.3 sq. feet)



Total area: approx. 43.4 sq. metres (466.7 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.

