





## PROPERTY DESCRIPTION

This superior bay and garden fronted terraced house has the noteworthy advantage of an attached garage at the rear, was re-roofed in 2020 and provides well presented, generously proportioned living space, which would be ideal for a growing family. Well situated in a sought after location, the house is not directly overlooked to the front and is within easy walking distance of Schools, Valley Gardens Park, a Parade of Shops and also convenient for public transport.

Internal viewing is highly recommended on this desirable abode, which has the benefit of pvc double glazing and gas central heating, run by a condensing combination boiler, which was newly installed in February 2024, this extremely appealing home briefly comprises, an entrance vestibule and hall, a pleasant, good sized lounge, with a stained wood fireplace, a living flame gas fire and glazed double doors opening into the living/dining room. This spacious second reception room has an attractive Limestone fireplace and living flame gas fire and a nice sized kitchen fitted with a range of wood fronted units, with a Neff electric double oven/grill, a five ring gas hob and an integral fridge/freezer. There are two generous double bedrooms on the first floor, the largest has two windows and could easily be split to provide a fourth bedroom, if required, a larger than average bathroom, which is half tiled and fitted with a three piece white suite, and on the second floor is a fantastic, huge attic bedroom. Enclosed flagged yard at the rear.

## FEATURES

- Superior Bay & Garden Fronted House
- Desirable, Spacious Family Home
- Sought After Loc - Handy for Amenities
- Attached Garage at the Rear
- Vestibule, Hall & Pleasant Lounge
- Good Sized Living/Dining Room
- Attractive Ftd Kitchen with Integ. Appl'ces
- 3 Generous Double Bedrms inc Huge Attic
- Potential to Create 4th Bedrm
- Large, Half Tiled Bathrm - Shwr over Bath
- PVC DG & Gas CH - New Boiler Ftd 2024
- Early Viewing Strongly Recommended





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Vestibule

PVC double glazed, frosted glass entrance door, with a matching window light above. Internal door opening into the hall.

#### Hall

Stairs to the first floor and a radiator.

#### Lounge

12' 11" plus bay x 11' 1" plus alcoves (3.94m plus bay x 3.38m plus alcoves)  
This pleasant, spacious room has a stained wood fireplace, with a marble inset and hearth, fitted with a living flame gas fire, a pvc double glazed bay window, base cupboard built into one chimney breast alcove, radiator, television point and glazed double doors opening into the living/dining room.

#### Living/Dining Room

15' 2" x 11' 7" plus alcoves and recess (4.62m x 3.53m plus alcoves and recess)  
A second generously proportioned reception room, featuring an attractive Limestone fireplace, fitted with a living flame gas fire, and having a pvc double glazed window, radiator and an under-stairs storage cupboard, with fitted shelves, wall mounted coat hooks and an electric light.

#### Kitchen

12' 1" x 7' 5" plus recess (3.68m x 2.26m plus recess)  
The good sized kitchen is fitted with a range of wood fronted units, laminate worktops, with tiled splashbacks, and a one and a half bowl ceramic sink, with a mixer tap. It also has a built-in Neff electric double oven/grill, a five ring gas hob, with an extractor hood over, and an integral fridge/freezer. PVC double glazed, frosted glass window, tiled floor and pvc double glazed, frosted glass external door.

### First Floor

#### Landing

Enclosed stairs to the second floor, with an under-stairs storage cupboard and a radiator.

#### Bedroom One

14' 8" plus alcoves x 12' 11" reducing to 9' 4" (4.47m plus alcoves x 3.94m reducing to 2.85m)

This large double room has two pvc double glazed windows and could be divided into two if a fourth bedroom was required. Radiator and telephone point.

#### Bedroom Two

15' 3" x 10' 3" into alcoves (4.65m x 3.12m into alcoves)

A second spacious double room, with a pvc double glazed window and a radiator.

#### Bathroom

10' 4" to cupboard fronts, plus recess x 7' 6" (3.15m to cupboard fronts, plus recess x 2.29m)

The larger than average bathroom is half tiled and fitted with a three piece white suite, comprising a bath, with a mixer tap/shower over, ceiling height tiled splashback and glazed shower screen, a pedestal wash hand basin and a w.c. Built-in storage/airing cupboards, with fitted shelves and a radiator, pvc double glazed, frosted glass window, an extractor and a radiator.

### Second Floor

#### Attic/Bedroom Three

15' 5" x 14' 8" plus recess, less stairwell (4.70m x 4.47m plus recess, less stairwell)



This huge room provides a fabulous third double room, with two double glazed Velux windows, a radiator and under-eaves storage space.

### Outside

#### Front

Paved forecourt, with a raised garden bed.

#### Rear

Stone flagged yard, with a raised garden bed. External light and a door giving access into the garage.

#### Garage

18' 0" x 7' 10" (5.49m x 2.39m)

The attached garage has an up and over door, pvc double glazed, frosted glass window, electric power and light, plumbing for a washing machine and a personal door in one side, giving access to and from the rear yard. The wall mounted gas condensing combination central heating boiler, which was newly fitted in February 2024, is also housed in the garage.

### Directions

Proceed from our office on Church Street into Skipton Road. Go past the Holy Trinity Church set up on the left and continue on to the T junction. Turn left and then go straight ahead at the mini roundabout into Gisburn Road and the property is in the first row of houses 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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