





## PROPERTY DESCRIPTION

Immaculately and tastefully presented, this superior, modern detached house is a really excellent family home and enjoys a prime location on a highly sought after residential development by McDermott Homes. Situated on the outskirts of town yet still convenient for access to amenities, and which benefits from a very pleasant aspect and views from both the front and rear, this appealing home is highly recommended for an internal and early viewing.

Complemented by pvc double glazing and gas central heating, the accommodation briefly comprises an entrance hallway, a good sized lounge with a bay window and an attractive marble fireplace and living flame gas fire and a dining room, with French doors opening onto the lovely garden at the rear. The kitchen allows ample space for a dining table and has light wood finish units with a built in electric double oven/grill and a gas hob with an extractor hood over, and the utility room and ground floor w.c. are both noteworthy features and always very handy to have in a busy family home. All four bedrooms on the first floor are a generous size, three of which have built-in wardrobes and the fourth bedroom being superbly fitted with a good range of high quality office furniture. There is an en-suite shower room and a house bathroom, both half tiled and fitted with white suites.

A tarmac driveway provides off road parking space, the integral garage has an up and over door and the front garden is mainly lawned. A path extends down one side of the house and leads into a delightful rear garden, which has an Indian stone paved patio, a lawn with garden borders stocked with a variety of shrubs, trees and flowering plants and there is a charming summer house.

## FEATURES

- Superior Modern Detached House
- Immaculately & Tastefully Presented
- Pleasant Aspect/Rural Views from F & R
- Ent. Hallway, Lounge & Dining Rm
- Ftd Dining Kitchen, Utility Rm & GF WC
- 4 Generous Beds - 3 with Ftd W'robes
- 4th Bedrm Fully Ftd with Office Furniture
- En-Suite Shwr Rm & Family Bathrm
- Drive, Integral Garage & Front Garden
- Delightful Garden at the Rear
- Desirable Residential Development
- Early Internal Viewing Highly Rec.





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

Composite entrance door. Stairs to the first floor and a radiator.

#### Lounge

13' 5" into recess x 13' 4" plus bay (4.09m into recess x 4.06m plus bay)

This spacious, extremely pleasant room features an attractive granite fireplace, fitted with a living flame gas fire, and has a pvc double glazed bay window, two radiators, television and telephone points and an under-stairs storage cupboard.

#### Dining Room

9' 10" plus recess x 8' 9" (3.00m plus recess x 2.67m)

This charming room has a radiator and pvc double glazed French doors, benefitting from the lovely outlook/open views from the rear and opening to the garden.

#### Dining Kitchen

11' 9" x 9' 1" (3.58m x 2.77m)

Allowing plenty of space for a dining table, the kitchen is tastefully furnished with light wood finish units and drawers, laminate worktops, with tiled splashbacks, and a one and a half bowl sink, with a mixer tap. It also has a built-in electric double oven/grill, a gas hob, with an extractor hood over, space and plumbing for a dishwasher, a pvc double glazed window and a radiator.

#### Utility Room

Always a beneficial attribute in a busy family home, the utility room has plumbing for a washing machine and space for a condenser tumble dryer, a laminate worktop, with a tiled splashback, and a radiator. This room also houses the wall mounted gas condensing combination central heating boiler and has a frosted glass, double glazed composite external door.

#### Ground Floor W.C.

Fitted with a two piece white suite, comprising a w.c. and a wash hand basin, a pvc double glazed, frosted glass window and radiator.

#### First Floor

#### Landing

Spindled balustrade, radiator, access to the loft space and built-in cupboard, housing the pressurised hot water tank.

#### Bedroom One

13' 5" reducing to 10' 5 x 10' 5" (4.09m reducing to 3.17m x 3.17m)

This good sized double room, has built-in wardrobes, a radiator and pvc double glazed window, from which there are far reaching views.

#### En-Suite Shower Room

Half tiled and fitted with a three piece white suite, comprising a shower cubicle, a w.c. and a wash hand basin, with a mixer tap and cabinet below. PVC double glazed, frosted glass window, chrome finish radiator/heated towel rail, electric shaver point and an extractor fan.

#### Bedroom Two

10' 0" x 9' 8" plus recess (3.05m x 2.95m plus recess)

Having the advantage of wonderful views from the rear, this second double room has a radiator and built-in double wardrobe.

#### Bedroom Three

11' 4" x 8' 6" (3.45m x 2.59m)

Yet another double sized room, also with a pvc double glazed window, radiator and a built-in wardrobe.

#### Bedroom Four

8' 6" x 8' 4" (2.59m x 2.54m)

This large single room is currently used as a hobby room and would also be perfect as a study or home office, as it is fitted with a good range of office furniture, including two desks, base cabinets and drawers and matching wall cabinets, with central display shelves. PVC double glazed window, with rural views, and a radiator.



### Bathroom

Half tiled and fitted with a modern three piece white suite, comprising a bath, with a mixer tap, a w.c. and a pedestal wash hand basin, with a mixer tap and a mirror fronted cabinet above. PVC double glazed, frosted glass window, radiator, extractor fan and an electric shaver point.

### Outside

#### Front

Tarmac drive, providing off road parking, a lawned garden and an external light. There is a pathway leading down one side of the house, giving access to the rear, where there is a cold water tap and external light.

#### Garage

17' 0" x 8' 10" (5.18m x 2.69m)

The integral garage has an up and over door, electric power and light and a personal door, which opens onto the path running down the side of the garage and house.

#### Rear

A particularly enticing attribute of this excellent family home, the delightfully landscaped, enclosed garden at the rear has a very attractive Indian stone flagged patio directly behind the house and a lawn, which is surrounded by a garden border that is stocked with a variety of shrubs, trees and flowering plants. At the bottom of the garden is a charming summer house. External light.

### Directions

Proceed into Earby on the A56, via Thornton-in-Craven, along Skipton Road. Go past the Punch Bowl Pub on the left and All Saints Church on the right and then, immediately through the bend, turn left into School Lane. At the end of School Lane, go over the bridge and then go straight ahead at the mini roundabout into Water Street. From Water Street, where the road forks, keep to the right and proceed into Stoney Bank Road, go past the left turnings into Welbury Close and Stoops Hill, take the next right turning into Bailey Street and continue to the end into Aspen Grove.

### 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.

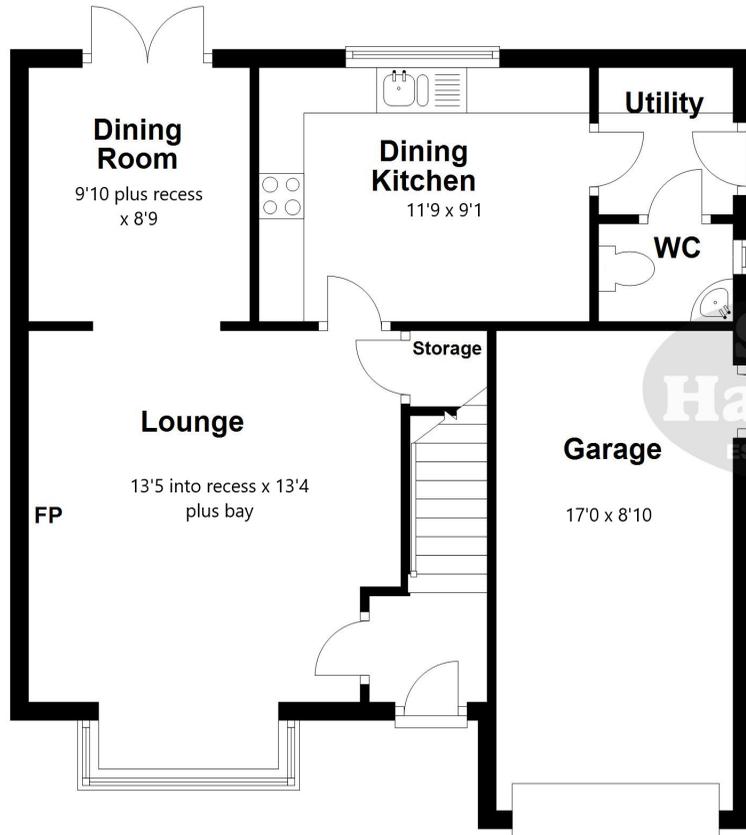
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	73	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

# FLOORPLAN

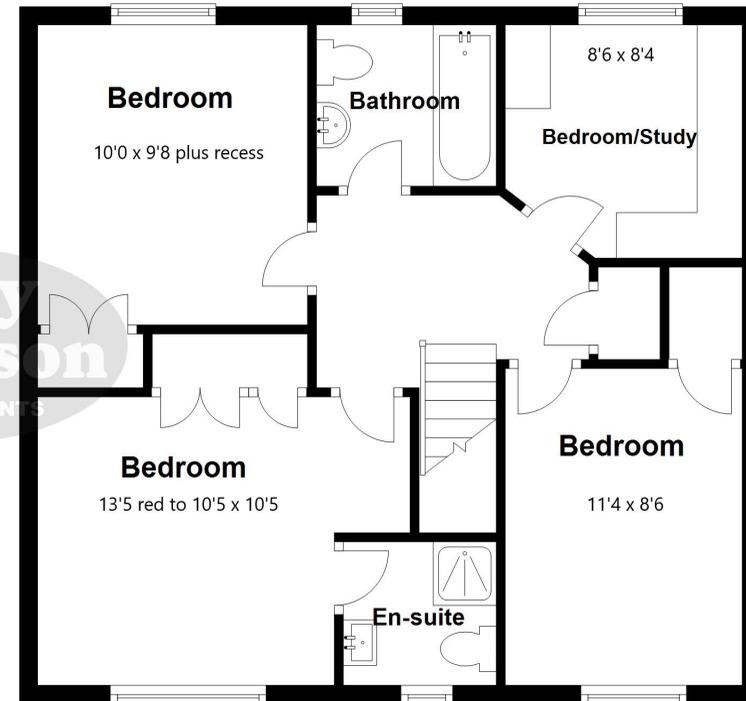
## Ground Floor

Approx. 58.5 sq. metres (629.4 sq. feet)



## First Floor

Approx. 56.7 sq. metres (610.1 sq. feet)



Total area: approx. 115.1 sq. metres (1239.4 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.

