





## PROPERTY DESCRIPTION

Internal viewing is absolutely essential in order to fully appreciate the deceptively spacious living accommodation offered by this outstanding family home. Presented to a high standard and specification, this exceptional abode is well situated and conveniently located within walking distance of the town centre shops and other amenities in the centre of Earby, and also within close proximity to Earby Primary School. Laid over four floors, this substantial and very desirable bay fronted house offers many advantageous attributes and is highly recommended for an early viewing.

Benefiting from pvc double glazing and gas central heating, the accommodation briefly comprises an entrance porch, a hall with an open staircase, a ground floor w.c., and an extremely generously proportioned lounge, featuring a wall mounted electric fire. The spacious dining kitchen is stylishly fitted with an extensive range of cream shaker style units with a built-in electric oven and hob with an extractor canopy over, and an integral dishwasher, and there is a charming conservatory at the rear. The fantastic, useable basement room is partly used as a utility room with plenty of space for accommodating a playroom or games room. There are two good sized bedrooms of the first floor, one of which has an en-suite shower room, a superb and very impressive house bathroom, furnished with a modern four piece white suite, and on the second floor are two further decent sized bedrooms. To the rear is an enclosed paved patio and the pretty forecourt has been laid with artificial grass.



## FEATURES

- Fabulous, Spacious, 4 Storey End Terr Hse
- Presented to a Very High Standard
- Convenient Loc for Town Centre Amenities
- Outstanding Family Home
- Entrance Porch, Hall & GF WC
- Generous Lounge with Electric Fire
- Spacious Dining Kitchen & Conservatory
- Superb, Large Basement Rm with Utility
- 4 Good Sized Bedrooms (2 SF)
- Impressive En-Suite & Family Bathroom
- PVC Dble Glazing & Gas Central Heating
- Pleasant Patio Areas to Front & Rear





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Porch

PVC double glazed entrance door, pvc double glazed windows and tiled floor.

#### Hallway

Open return staircase leading up to the first floor, with an under-stairs storage cupboard. Mains connected smoke detector and radiator.

#### Ground Floor W.C.

Fully tiled and fitted with a two piece white suite, comprising a wash hand basin, set into a vanity unit with a cupboard below and mirror above, and a w.c.

#### Lounge

19' 10" into bay x 13' 5" plus recess (6.05m into bay x 4.09m plus recess)

A truly delightful, very generously proportioned family room, which features a contemporary wall mounted gas fire and a large pvc double glazed window, allowing plenty of natural light into the room. Radiator, television and telephone points.

#### Dining Kitchen

15' 11" x 11' 3" plus recess (4.85m x 3.43m plus recess)

The large, impressive kitchen allows ample space for a family sized dining table and is attractively and tastefully furnished and fitted with an extensive range of cream shaker style units, wood finish laminate worktops, with tiled splashbacks, and a single drainer ceramic sink, with a mixer tap. It also has a built-in electric oven and a ceramic electric hob, with a stainless steel extractor over, and an integral dishwasher. There is also an additional, sizeable larder cupboard, with doors matching the units, and the gas combination central heating boiler is concealed in a cupboard that also matches the units. The superb kitchen also has pvc double glazed windows in two elevations, a radiator, downlights recessed into the ceiling, luxury vinyl flooring, a pvc double glazed door opening into the small conservatory and a door into a small rear entrance hallway, which in turn gives access to stairs to the basement.

#### Conservatory

8' 3" x 4' 8" plus recess (2.51m x 1.42m plus recess)

A useful attribute, with pvc double glazed windows, quality wood finish laminate flooring, electric power and light and a wall mounted electric heater.

#### Rear Entrance Hallway

PVC double glazed, frosted glass external door and stairs leading down to the basement.

#### Basement/Utility Room

17' 9" x 9' 6" (5.41m x 2.90m)

An extremely beneficial room and advantageous asset in a family home, which could serve any number of purposes and is currently used as a teenage gaming room. This room is a very useable additional space and has plumbing for a washing machine, space for a condenser tumble dryer, with a worktop above, pvc double glazed, frosted glass window, radiator, an extractor, downlights recessed into the ceiling and a mains connected smoke detector. This room is also fitted with a pump to ensure continuous dryness.

### First Floor

#### Landing

Open staircase to the second floor, mains connected smoke detector and built-in airing cupboard, with fitted shelves and a radiator.

#### Master Bedroom

13' 6" x 10' 9" (4.11m x 3.28m)

This good sized bedroom has pvc double glazed windows in two elevations and a radiator.

#### En-Suite Shower Room

8' 8" x 5' 3" (2.64m x 1.60m)

Fully tiled, including a tiled floor, the en-suite is stylishly furnished and fitted with a three piece white suite, comprising a shower cubicle, a pedestal wash hand basin and a w.c. PVC double glazed, frosted glass window, an extractor, radiator and downlights recessed into the ceiling.

#### Bedroom Two

13' 3" reducing to 8' 11 x 8' 0" reducing to 5' 0 (4.04m reducing to 2.72m x 2.44m reducing to 1.52m)

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

### Bathroom

10' 5" into recess x 9' 9" (3.17m into recess x 2.97m)

A stunning feature of this exceptional family home, the large bathroom has majority tiled walls and is fitted with a high quality four piece white suite, comprising a double ended 'jacuzzi' style bath, with a central mixer tap, a double size shower cubicle, with a fixed 'rainfall' style shower and an additional, flexible shower head, a vanity wash hand basin, set into a cabinet, incorporating cupboards and drawers, and a w.c. set into a cabinet matching the one below the sink. PVC double glazed, frosted glass window, radiator, downlights recessed into the ceiling and attractive wood finish laminate flooring.

### Second Floor

#### Landing

The landing provides an ideal office/study area and has an exposed ceiling beam, wall light points and a mains connected smoke detector.

#### Bedroom Three

11' 6" x 9' 6" (3.51m x 2.90m)

A pleasant third double bedroom, with a pvc double glazed window, radiator and exposed ceiling beam.

#### Bedroom Four

12' 4" x 6' 11" (3.76m x 2.11m)

A good sized single or small double room, with a double glazed Velux window, exposed beams and a radiator.

### Outside

#### Front

Enclosed forecourt, surrounded by a stone wall, with fencing above and a matching tall gate for extra screening and privacy. This area is laid with artificial grass and provides a pleasant patio/garden area to sit out in in the summer months and also a secure, all year round play area for children.

#### Rear

The enclosed yard at the rear is laid with attractive stone flags and has an external light and cold water tap.

#### 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 left hand bend, turn left into School Lane. Continue to the end of School Lane, over the small bridge and on to the mini roundabout. Take the second exit off the roundabout into Water Street and the house is on the left immediately after the turning into Cemetery Road.

#### 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.

#### How To Sell?

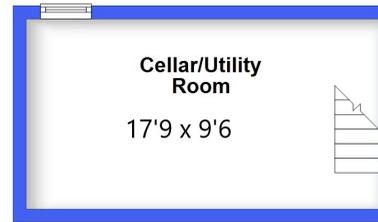
For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

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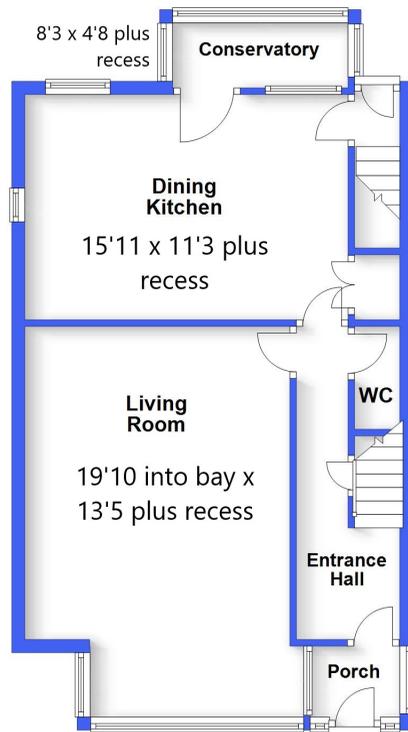
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>78</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>53</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

# FLOORPLAN

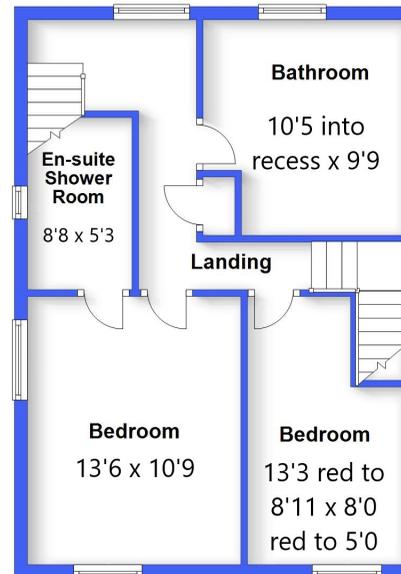
## Basement



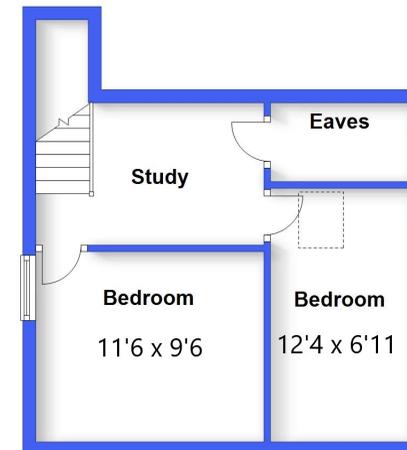
## Ground Floor



## First Floor



## Second Floor



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Plan produced using PlanUp.

33 Water St, Earby

