







## PROPERTY DESCRIPTION

Requiring a degree of cosmetic and decorative improvement, which is amply reflected in the reasonable asking price, this modern three storey semi-detached house is situated in a sought after cul-de-sac location, off Gisburn Road. Providing well proportioned living space, with the advantage of an integral garage, off road parking space and gardens to the side and rear, this appealing home offers lots of potential and scope, has the makings of a really excellent family home and an early viewing is highly recommended.

Benefiting from pvc double glazing and gas central heating, the accommodation briefly comprises an entrance hall and ground floor w.c., a utility room and a garden room, which has French doors opening onto the garden at the rear, which could be utilised for many purposes, including a fourth bedroom, if required. On the first floor, the spacious lounge has French windows with a Juliette balcony and a generously proportioned kitchen, which allows ample space for a large dining table and is fitted with light wood finish shaker style units, a built-in electric oven, a gas hob and integral dishwasher and fridge/freezer. The three bedrooms on the second floor are all a good size, the largest having built-in wardrobes and an en-suite shower room, and the house bathroom has a three piece white suite.

## FEATURES

- Modern Semi-Detached House
- Sought After Cul-de-Sac Location
- Well Proportioned Family Home
- Req's Cosmetic & Decorative Impr'vmnt
- Ent Hall, GF WC & Utility Room
- Garden Room with French Doors
- Spacious Lounge with French Windows
- Large Ftd Dining Kitchen inc. Appl'ces
- 3 Good Sized Bedrms - 1 with W'robes
- House Bathrm & En-Suite Shower Rm
- Integral Garage & Off Rd Parking
- Gardens to the Side & Rear





# ROOM DESCRIPTIONS

## Ground Floor

### Entrance Hall

Composite entrance door. Open return staircase to the first floor, with an under-stairs storage cupboard, radiator and wood finish laminate flooring.

### G.F. W.C.

Fitted with a two piece white suite, comprising a w.c. and a wash hand basin, and also having a radiator and an extractor fan.

### Garden Room/Bedroom Four

12' 11" x 11' 7" into bay (3.94m x 3.53m into bay)  
With pvc double glazed French doors opening onto the garden at the rear, this good sized room could be utilised for many purposes and has pvc double glazed windows at either side of the French doors, a radiator and door giving access into the utility room.

### Utility Room

8' 10" x 4' 2" (2.69m x 1.27m)  
A beneficial asset in any home, the utility room has wood finish shaker style base units, a laminate worktop, with tiled splashback, a single drainer sink, plumbing for a washing machine and space for a condenser tumble dryer. PVC double glazed window.

## First Floor

### Landing

Return stairs to the second floor and downlights recessed into the ceiling.

### Lounge

17' 7" x 9' 10" (5.36m x 3.00m) plus 7' 11" x 3' 5" (2.41m x 1.04m)  
This spacious 'L' shaped lounge has pvc double glazed French windows, with a 'Juliette' style balcony, an additional pvc double glazed window and a radiator.

### Dining Kitchen

17' 7" x 10' 9" (5.36m x 3.28m) plus 8' 1" x 5' 4" (2.46m x 1.63m)  
The generously proportioned kitchen allows ample space for a dining table and is fitted with light wood finish shaker style units, laminate worktops, with tiled splashbacks, and a one and a half bowl sink, with a mixer tap. It also has a built-in electric oven and a five ring gas hob, with an extractor canopy over, an integral fridge/freezer and dishwasher, two pvc double glazed windows, wood finish laminate flooring, a radiator and downlights recessed into the ceiling.

## Second Floor

### Landing

Access to the roof space.

### Bedroom One

15' 7" x 9' 10" into recess (4.75m x 3.00m into recess)  
This large double room has fitted wardrobes, a pvc double glazed window, a double glazed Velux window, radiator and downlights recessed into the ceiling.

### En-Suite Shower Room

Fitted with a three piece white suite, comprising a shower cubicle, a w.c. and a pedestal wash hand basin. Radiator and downlights recessed into the ceiling.

### Bedroom Two

10' 10" x 8' 1" plus recess (3.30m x 2.46m plus recess)  
A second double room, with a radiator and pvc double glazed window.

### Bedroom Three

10' 10" x 6' 4" (3.30m x 1.93m)  
This good sized single room has a double glazed Velux window and a radiator.

### Bathroom

Fitted with a three piece white suite, comprising a bath, a pedestal wash hand basin and a w.c. Part tiled walls, downlights recessed into the ceiling and a chrome finish radiator/heated towel rail.

## Outside

### Front

A block paved drive way provides off road parking space and has a gravel covered area to one side and a grassed area to the other. A gate at the side of the house gives access to the side and rear garden.

### Garage

17' 10" x 8' 11" (5.44m x 2.72m)  
The decent sized integral garage has an up and over door, electric power and light, a cold water tap and houses the gas condensing combination central heating boiler, which was newly installed in May 2022.

### Side/Rear

The garden at the rear is lawned and extends down the side of the house.

### Directions

Proceed from our office on Church Street into Skipton Road. Go past the Holy Trinity Church set up on the left and then at the T junction, turn left continuing on Skipton Road. Go straight ahead at the mini roundabout into Gisburn Road, continue on past the two short parades of shops on the left and down the hill. Just after the right turning into Gledstone View, turn left into Carr Road and then turn left again into Robinson Fold.

### 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

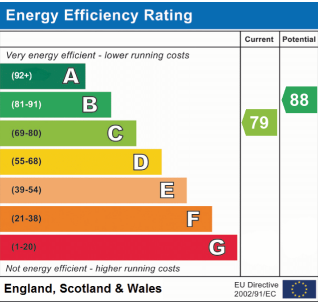
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

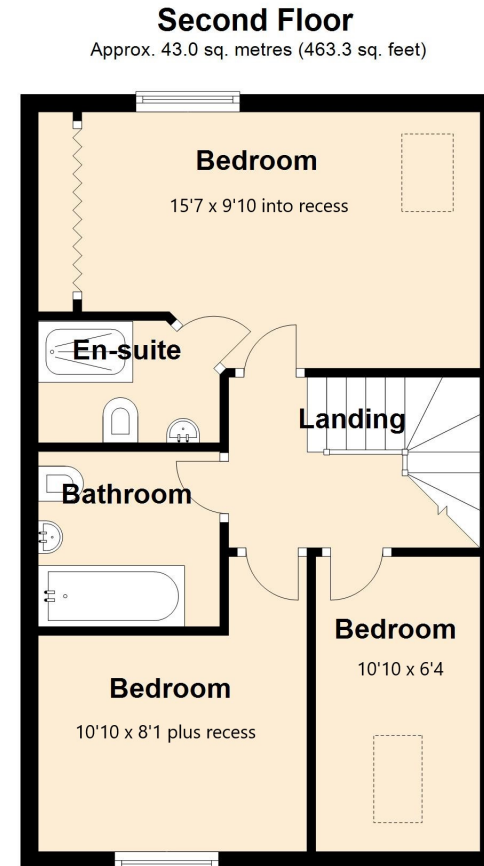
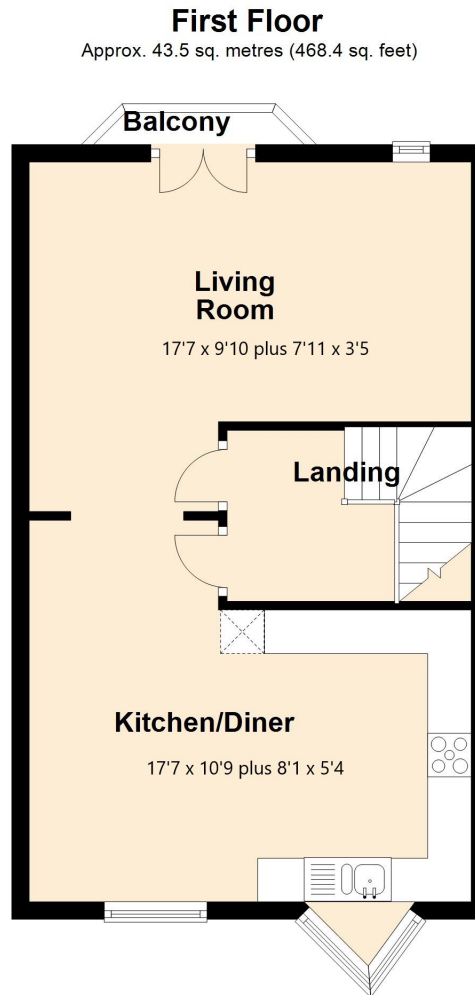
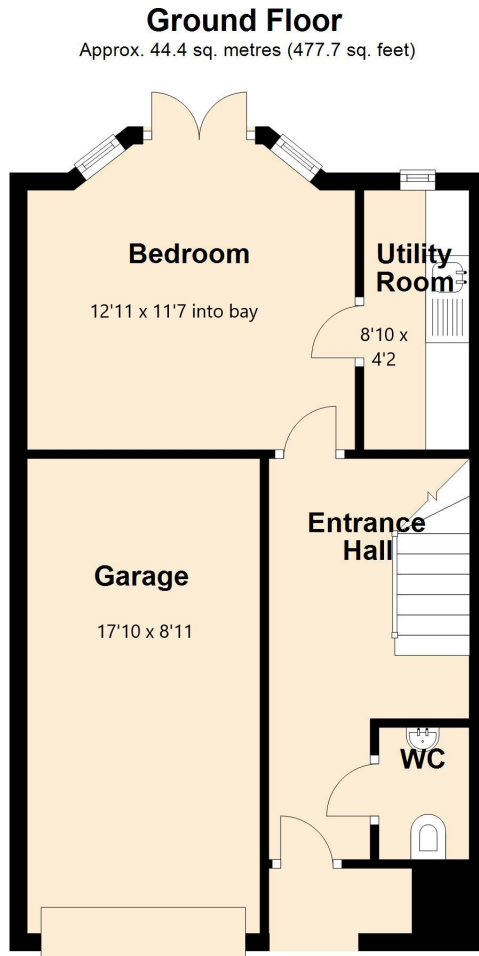
For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

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# FLOORPLAN



Total area: approx. 130.9 sq. metres (1409.5 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.