





PROPERTY DESCRIPTION

This stone built, mid terraced house offers well-proportioned living space, with all the rooms being a good size, in a popular location and conveniently situated just a short walk from the town centre shops, cafés and other amenities, as well as not being far from the C of E Primary School and West Craven High School. The property does require some improvement and modernisation, but has pvc double glazing and gas central heating, run by a combination boiler, and would be ideal for first time buyers wanting something to 'do up' and put their own stamp on as, once updated, it will be a really lovely home.

The accommodation briefly comprises an entrance hall, a pleasant sitting room, which has a fireplace and fitted gas fire, and a spacious living/dining room, with a fitted gas fire and an under-stairs storage cupboard. The big extended kitchen is a particularly impressive asset of the property and offers huge potential and scope. At the end of kitchen there is also a useful store room, which is fitted with a w.c.

On the first floor are two bedrooms, with one having a good sized, built-in storage cupboard, and an unusually large shower room, which allows ample space to install a bath, if preferred, fitted with a three-piece white suite. On the second floor there is a converted loft room, which could be used as an occasional bedroom, hobby room or home office.

To the rear is an enclosed, paved yard. NO CHAIN

FEATURES

- Stone Built Mid Terrace House
- Nicely Proportioned Living Space
- Handy for Town Centre & Schools
- Requires Some Improvement & Updating
- Hall & Pleasant Sitting Rm with F'place & Fire
- Spacious Living/Dining Rm with Gas Fire
- Big Extended Kitchen, Store Rm/GF WC
- 2 FF Bedrooms & Large 3 Pc Shower Room
- SF Loft Room/Occasional Bedroom
- PVC DG & Gas CH - No Chain





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

PVC double glazed, frosted glass entrance door, with a matching window light above. Radiator and stairs to the first floor.

Sitting Room

11' 5" x 9' 5" plus alcoves (3.48m x 2.87m plus alcoves)

This charming room has a stained wood fireplace, with a tiled inset and hearth and fitted gas fire. PVC double glazed window, radiator, wall light points and base cupboards built into both chimney breast alcoves.

Living/Dining Room

14' 3" x 14' 3" plus alcoves (4.34m x 4.34m plus alcoves)

This spacious second reception room has a wall mounted gas fire, a radiator, pvc double glazed window and under-stairs storage cupboard, with fitted shelves and an electric light.

Extended Kitchen

15' 2" x 7' 5" (4.62m x 2.26m)

The large kitchen has fitted base and wall units, laminate worktops and a single drainer sink, with a mixer tap. It also has a gas cooker point, plumbing for a washing machine, two pvc double glazed windows and a pvc double glazed, frosted glass external door.

Store & Ground Floor W.C.

At the end of the kitchen is a sliding door giving access to a useful storage room, which is also fitted with a w.c., a beneficial and noteworthy asset in any home.

First Floor

Bedroom One

14' 2" into alcoves x 11' 8" (4.32m into alcoves x 3.56m)

This generously proportioned double room has a pvc double glazed window, two radiators and an under-stairs storage cupboard.

Bedroom Two

11' 8" x 5' 4" (3.56m x 1.63m)

This single room has a pvc double glazed window and a radiator.

Shower Room

11' 4" x 6' 8" (3.45m x 2.03m)

The larger than average shower room is fitted with a three piece white suite, comprising a shower cubicle, a w.c. and a wash hand basin, with drawers below. PVC double glazed, frosted glass window, radiator and built-in storage cupboard, with fitted shelves and also housing the gas combination central heating boiler. There is ample space in the bathroom, with some alteration, to install a bath, if required.



Second Floor

Loft Room

9' 11" x 9' 9" (3.02m x 2.97m)

This useful room can serve any number of purposes, including an occasional bedroom, and has a double glazed Velux window and built-in storage cupboards.

Outside

Rear

Enclosed, block paved yard.

Directions

Proceed from our office on Church Street in the direction of Manchester Road. Go round the sweeping left hand bend and continue up Manchester Road. Turn left opposite The Greyhound pub into Park Avenue and then turn second left into Wellington Street.

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

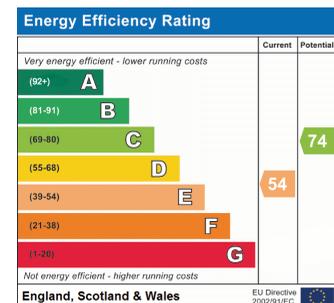
Fixtures & Fittings - All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

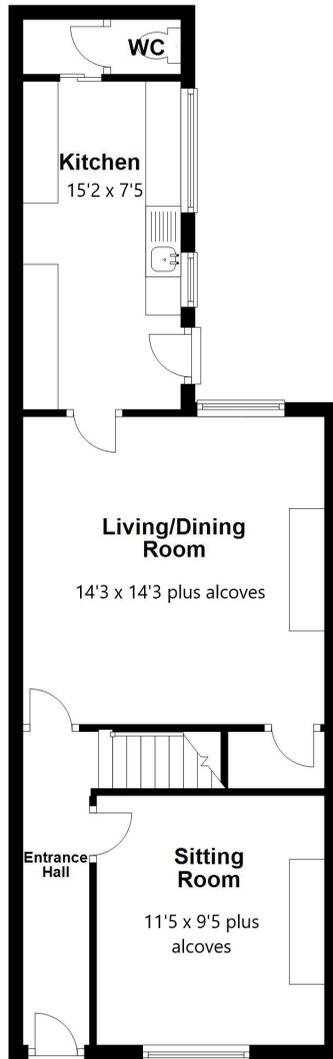
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FLOORPLAN

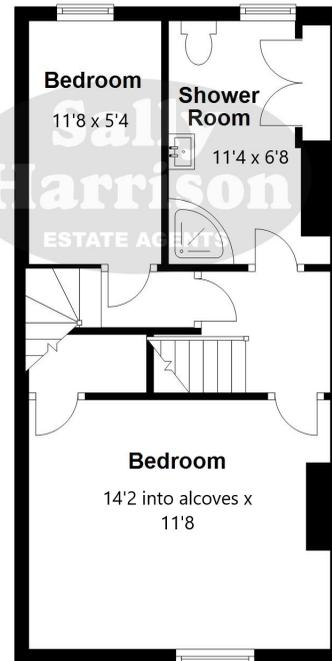
Ground Floor

Approx. 50.6 sq. metres (544.2 sq. feet)



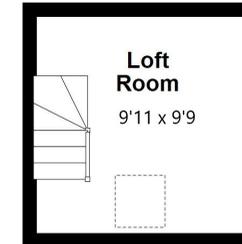
First Floor

Approx. 37.7 sq. metres (405.5 sq. feet)



Second Floor

Approx. 9.1 sq. metres (97.7 sq. feet)



Total area: approx. 97.3 sq. metres (1047.4 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.

