





PROPERTY DESCRIPTION

Benefiting from lovely far reaching rural views from the front, this appealing semi-detached house is situated in a desirable, sought after cul-de-sac position, located towards the outskirts of Earby, yet within easy reach of the town centre amenities and within easy walking distance of the local Primary School. Early viewing is strongly recommended on this excellent family home, which is in need of some modernisation but offers tidily presented, nicely proportioned living space.

Benefiting from pvc double glazing and gas central heating, the accommodation briefly comprises, an entrance hall with an open staircase, a spacious, light and airy through lounge and dining room, with French doors opening onto the garden at the rear and a good sized, extended kitchen, which has fitted units and built-in appliances, namely an electric double oven/grill, a ceramic hob and a deep fat fryer, with an extractor canopy above, and integral fridge/freezer. There are three first floor bedrooms, the largest having an extensive range of fitted furniture and taking full advantage of the wonderful views, and a fully tiled bathroom, fitted with a modern three piece white suite, with a shower over the bath.

There is a well maintained garden at the front, a tarmac covered driveway providing tandem off road parking for two or three cars and a detached garage with a remote controlled up and over door. A gate at one side of the garage gives access onto a pathway which in turn opens up to the delightful garden at the rear, which has a lawn with mature borders stocked with a variety of conifers, shrubs and flowering plants. NO CHAIN INVOLVED.

FEATURES

- Appealing Semi-Detached House
- Lovely Rural Outlook from the Front
- Pleasing Cul-de-Sac Location
- Close to Primary School & Handy for Centre
- Thro' Lounge & Dining Rm - French Doors
- Extended Ftd Kitchen inc. Appl'ces
- 3 FF Beds - 1 with Ftd Furniture & Views
- Modern, Tiled Bathrm - Shwr over Bath
- Garage, Drive & Gardens F & R





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

PVC double glazed, frosted glass entrance door, with a matching window to one side. Radiator and an open staircase to the first floor, with an under-stairs storage cupboard.

Through Lounge & Dining Room

23' 1" plus bay x 12' 0" reducing to 9' 9 in dining area (7.04m plus bay x 3.66m reducing to 2.97m in dining area) This spacious, light and airy room has a pvc double glazed bay window in the front elevation, which benefits from a rural outlook and views, pvc double glazed French doors at the rear, opening onto the garden, three radiators, with ornate covers, and ceiling coving.

Extended Kitchen

13' 1" plus recess x 7' 10" plus recesses (3.99m plus recess x 2.39m plus recesses) The good sized kitchen is fitted with a range of base and wall units, wood finish laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. It also has a built-in electric double oven/grill, a ceramic electric hob, with a deep fat fryer to one side of the hob and a large extractor canopy over above. There is also an integral fridge/freezer, plumbing for a washing machine, a walk-in storage cupboard/pantry, which has a pvc double glazed, frosted glass window, a pvc double glazed window, tiled floor, radiator and a pvc double glazed, frosted glass external door.

First Floor

Landing

PVC double glazed, frosted glass window, spindled balustrade and access to the loft space.

Bedroom One

14' 6" into bay x 12' 3" (4.42m into bay x 3.73m) Having full advantage of the delightful views over the surrounding countryside, this generous double room is extensively fitted with furniture, including wardrobes, drawer units, over-bed storage cupboards, bedside cabinets and a dressing table. PVC double glazed bay window and a radiator, with an ornate cover.

Bedroom Two

11' 4" x 10' 1" (3.45m x 3.07m) A second double room, with a pvc double glazed window and a radiator.

Bedroom Three

7' 11" x 6' 11" (2.41m x 2.11m) This single room has a radiator and pvc double glazed window.

Bathroom

Fully tiled and fitted with a modern three piece white suite, comprising a bath, with a shower over and folding shower screen, a w.c. and a wash hand basin, set in a vanity unit, with cupboards below and a mirror and downlights above. There are also additional built-in storage cupboards, drawers and a wall mounted, mirror fronted cabinet, a chrome finish radiator/heated towel rail, tile effect laminate flooring, a pvc double glazed, frosted glass window and downlights recessed into the pvc lined ceiling.

Outside

Front/Side

The carefully tended front garden consists of a lawn, surrounded by mature flower and shrub borders. Double gates open onto the tarmac covered drive, which provides

tandem off road parking for at least three cars. A gate at the side of the garage opens a pathway, leading to the rear garden, with raised flower beds on either side.

Garage

16' 1" x 8' 11" (4.90m x 2.72m) The single garage has a remote controlled up and over door, a window and electric power and light.

Rear

The delightful garden at the rear has a lawn, with surrounding borders stocked with a variety of mature shrubs and flowering plants. There is a small patio directly behind the house and an external light.

Directions

Proceed into Earby on the A56, via Thornton-in-Craven, on Skipton Road. Go past the Punch Bowl pub on the left and All Saints Church on the right then, immediately through the bend, turn left into School Lane. Carry on to the end of School Lane, go over the small bridge and continue on to the mini roundabout. Go straight ahead at the roundabout into Water Street. and then, where Water Street forks off to the left (signposted for Red Lion Street), keep going straight on into Stoney Bank Road. Go past Welbury Close, Stoopes Hill and Long Green on the left and take the next left turn into Reeval Close.

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

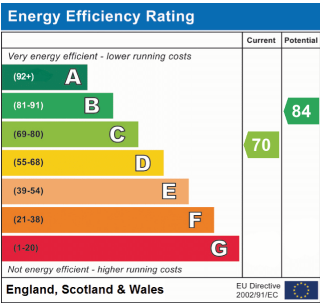
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House to Sell?

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

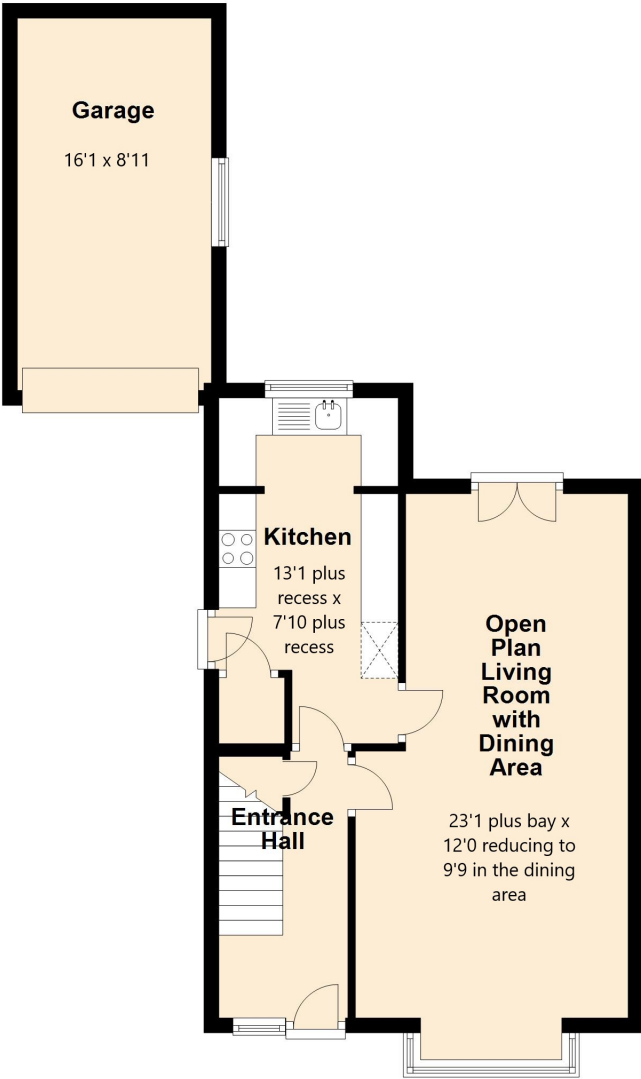
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FLOORPLAN

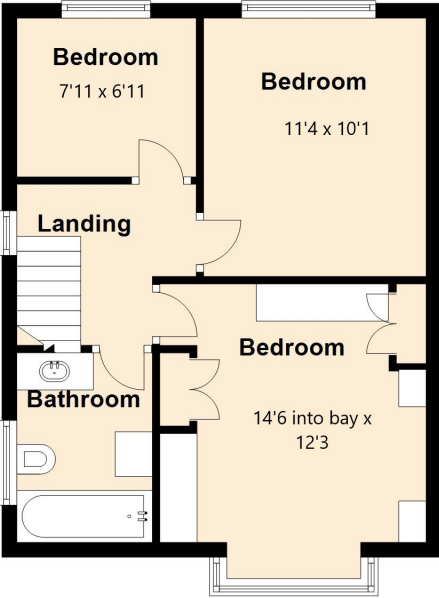
Ground Floor

Approx. 55.5 sq. metres (597.3 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.3 sq. feet)



Total area: approx. 94.7 sq. metres (1019.6 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.
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