





PROPERTY DESCRIPTION

Providing an excellent home for first time buyers and a growing family, this extremely appealing garden fronted mid terraced house offers beautifully presented living space and is highly recommended for an early viewing. Situated in a popular residential area and conveniently located for access to the town centre shops, cafés, and other amenities as well as within easy reach of a Children's Nursery, Gisburn Road and Church Primary Schools, and West Craven High School.

Having the benefit of pvc double glazing and gas central heating, the well proportioned accommodation briefly comprises, an entrance vestibule, hall, and a living room and dining room, which are separated by half glazed internal doors. The living room has an attractive fireplace fitted with a living flame gas fire and the dining room provides a second spacious reception room. The extended kitchen is stylishly fitted with modern gloss fronted units and drawers and built in appliances, namely an electric oven, a microwave oven, a gas hob with an extractor canopy over and integral dishwasher and fridge/freezer. At the end of the kitchen is a very useful utility room which incorporates a ground floor w.c. There are three double bedrooms, including the attic, one having built-in wardrobes on the first floor, and a fully tiled, tastefully furnished shower room.

At the front of the property is a garden forecourt and to the rear is a charming, enclosed yard/patio, which allows space for a small seating area.

FEATURES

- Appealing, Garden Fronted Family Home
- Generously Proportioned Living Space
- Attractively Furbished & Well Presented
- Good Location for Schools & Amenities
- Vestibule, Hall, Living Rm & Dining Rm
- Extended Ftd Kitchen inc. Appliances
- Useful Utility/Ground Floor WC
- 3 Double Bedrooms inc. Attic Bedroom
- Stylish, Fully Tiled Shower Room
- PVC DG & GCH – Early Vwg Strongly Rec.





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

PVC double glazed, frosted glass entrance door, with a pvc double glazed window light above. Lovely original, part glazed internal door leading into the hall.

Hall

A radiator and stairs to the first floor.

Living Room

11' 3" plus recess x 10' 5" plus alcoves (3.43m plus recess x 3.17m plus alcoves)
This pleasant and inviting room features a stylish limestone fireplace and hearth, with a granite inset, fitted with a living flame gas fire, and has a pvc double glazed window, radiator, coved ceiling and half glazed, folding double doors separating the two reception rooms.

Dining Room

13' 10" x 12' 2" into alcoves and recess (4.22m x 3.71m into alcoves and recess)
This well proportioned room boasts a carved stone fireplace and hearth, fitted with a living flame gas fire, and has a pvc double glazed window, downlights recessed into the ceiling, a television aerial point and a useful under-stairs storage cupboard, which has electric power and light.

Extended Kitchen

7' 7" x 7' 3" (2.31m x 2.21m) plus 6' 0" x 4' 3" to unit fronts (1.83m x 1.30m to unit fronts)
Recently refurbished with stylish gloss fronted fitted units and drawers, laminate worktops with tiled splash-backs and a single drainer sink, with a mixer tap, the kitchen also has a built-in electric oven, a microwave oven and a gas hob, with stainless steel extractor canopy over, as well as an integral dishwasher and fridge/freezer. PVC double glazed windows, downlights recessed into the ceiling, tiled floor and a pvc double glazed external door.

Utility & W.C.

Fitted with a two piece white suite, comprising a pedestal wash hand basin, with a mixer tap, and a w.c., this extremely useful room also has plumbing for a washing machine, a vent for a tumble dryer and houses the wall mounted gas condensing combination central heating boiler. There is a worktop, downlights recessed into the ceiling, a pvc double glazed, frosted glass window, an additional window and a tiled floor.

First Floor

Landing

Attractive oak banister and enclosed stairs leading up to the second floor.

Bedroom One

13' 0" into alcoves and to wardrobe fronts x 11' 5" (3.96m into alcoves and to wardrobe fronts x 3.48m)
This decent sized double room has built-in wardrobes, incorporating hanging rails and fitted shelves, with storage cupboards above, a pvc double glazed window and a radiator.

Bedroom Two

13' 7" x 9' 10" into alcoves (4.14m x 3.00m into alcoves)
A second double bedroom, with a pvc double glazed window and a radiator.

Shower Room

Fully tiled and stylishly fitted with a modern three piece white suite, comprising a walk-in shower, with a fixed 'rainfall' style shower, plus an additional, flexible shower head. There is also a wash hand basin, with a mixer tap, and a w.c., both set into a vanity unit, with a cupboard below the wash basin, a pvc double glazed, frosted glass window, chrome finish radiator/heated towel rail, an extractor fan and downlights recessed into the ceiling.

Second Floor

Attic/Bedroom Three

13' 8" less stairwell x 13' 4" into recesses with restricted headroom (4.17m less stairwell x 4.06m into recesses with restricted headroom)
A third good sized double bedroom, the attic has a Velux window, a radiator and under-eaves storage.

Outside

Front

The enclosed forecourt is laid with stone flags and has a small pebble covered garden border.

Rear

Enclosed, paved yard, with a cold water tap.

Directions

Proceed from our office on Church Street into Skipton Road. Go past the Holy Trinity Church set up on the left, turn left at the 'T' junction and then go right at the mini roundabout, continuing on Skipton Road. Take the second right turning off Skipton Road into Lower West Avenue.

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

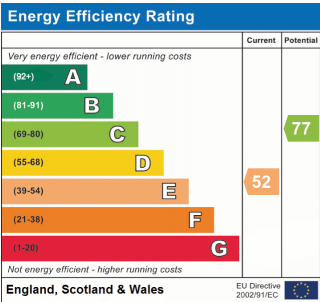
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

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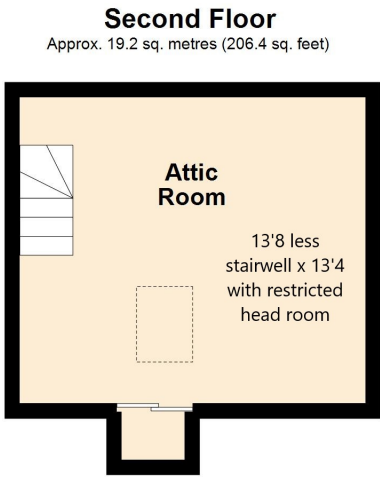
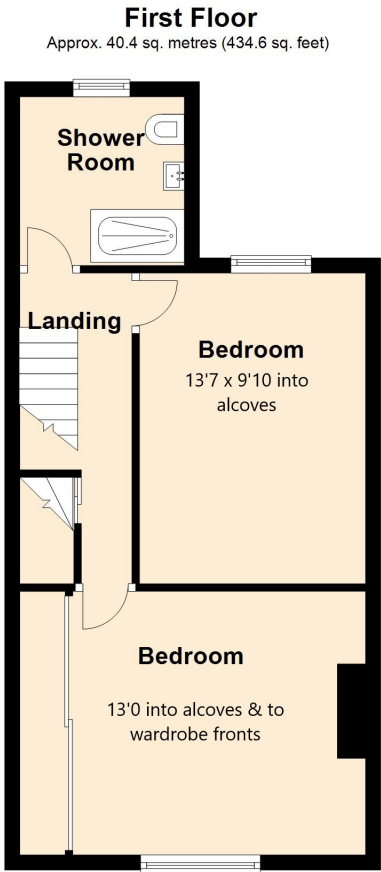
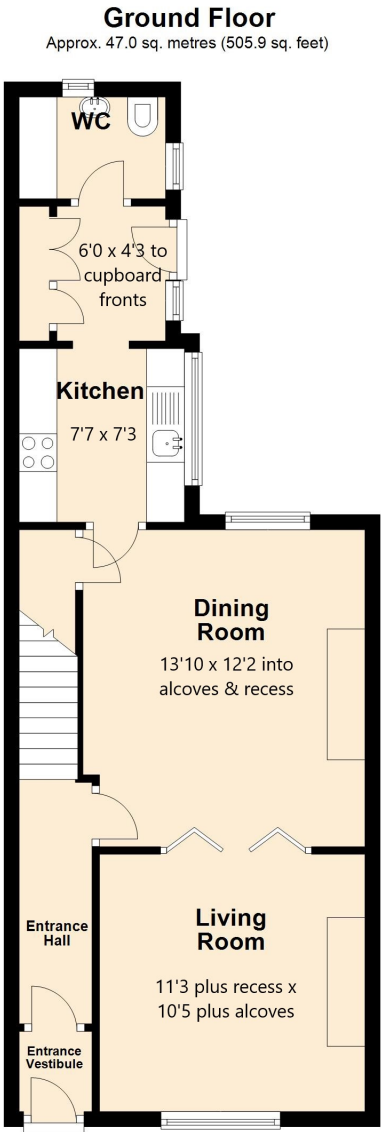
House To Sell?

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

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FLOORPLAN



Total area: approx. 106.5 sq. metres (1146.9 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.

