





PROPERTY DESCRIPTION

Located in a highly sought area of town, within comfortable walking distance of the town centre shops, cafés and other amenities, this extremely appealing, garden fronted, mid terraced house is strongly recommended for early viewing. Providing good sized family living space, this tastefully and well presented home would be absolutely perfect for first-time buyers, or a young family.

Having the benefit of gas central heating and pvc double glazing, the property briefly comprises an entrance hall, a very pleasant dining room, fitted with a gas stove, a spacious and inviting living room, featuring a fireplace and multi-fuel stove, and a fitted kitchen, with wood fronted units, a built-in electric oven, gas hob and extractor, as well as an integral dishwasher and fridge/freezer.

There are two double bedrooms on the first floor, one with a built-in mirror fronted double wardrobe and the other having the advantage of an open aspect, and a stunning, larger than standard, stylish bathroom, fitted with a four-piece white suite, including a double ended bath and a separate shower unit, fitted with two shower heads. On the second floor is an excellent third double bedroom, with built-in wardrobes and fitted shelving unit. To the rear is a charming, enclosed, paved yard/patio. NO CHAIN INVOLVED.

FEATURES

- Extremely Appealing Grdn Frntd Hse
- Lovely Family Home in Sought After Loc
- Attractively Pres'td & Good Sized Acc.
- Short Walk from Town Centre Amenities
- Ent Hall & Dining Rm with Gas Stove
- Spacious Living Rm with Multi-fuel Stove
- Ftd Kitchen Inc. Built-in Appliances
- 3 Double Bedrms inc. Converted Loft Rm
- Large, 4 Pc Contemp'ry Bathrm - Sep. Shwr
- PVC DG & GCH - No Chain - Early Vwg Rec





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Attractive double glazed, frosted glass composite entrance door, with a matching pvc double glazed, frosted glass window light above. Radiator, wood finish laminate flooring and stairs to the first floor.

Dining Room

11' 11" x 11' 0" into alcoves (3.63m x 3.35m into alcoves)
A very pleasant, good sized room, with a fireplace, which is recessed into the chimney breast, with a stone hearth and fitted with a gas stove. PVC double glazed window, radiator, wall light points and television aerial point.

Living Room

14' 7" into alcoves x 12' 11" (4.45m into alcoves x 3.94m)
Another very appealing, inviting and spacious reception room, featuring with an attractive fireplace, recessed into the chimney breast, with a stone hearth and fitted with a multi-fuel stove. PVC double glazed window, with an open aspect, radiator, downlights recessed into the ceiling and telephone point. Under-stairs storage cupboard, with fitted shelves and an electric light.

Kitchen

9' 0" x 7' 4" plus recess (2.74m x 2.24m plus recess)
Fitted with units, laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap, the kitche also has a built-in electric oven and a gas hob, with a stainless steel extractor canopy over, an integral fridge freezer and dishwasher and plumbing for a washing machine. PVC double glazed window, tiled floor and pvc double glazed external door.

First Floor

Landing

Enclosed, return staircase to the second floor.

Bedroom One

13' 5" plus recess x 9' 1" (4.09m plus recess x 2.77m)
This double room has a mirror fronted wardrobe, built into one chimney breast alcove, a pvc double glazed window, radiator and under-stairs storage cupboard.

Bedroom Two

10' 2" x 9' 3" into alcove (3.10m x 2.82m into alcove)
A second double bedroom, benefitting from an open outlook and having a pvc double glazed window, radiator and a built-in cupboard, which houses the gas combination central heating boiler.

Bathroom

13' 0" x 5' 0" (3.96m x 1.52m)
A extremely impressive attribute of this lovely home, the generously sized, contemporary bathroom is fitted with a stylish four piece white suite, comprising a double ended bath, with a central mixer tap and tiled splashback, a corner shower cubicle, lined with 'wet wall' style panelling and fitted with a fixed 'rainfall' style shower head, plus an additional flexible hand-held shower head, a w.c. and a pedestal wash hand basin, with a mixer tap and tiled splashback. Part of this room has a vaulted ceiling with a double glazed Velux window, there are downlights recessed into the ceiling, a pvc double glazed, frosted glass window, chrome finish radiator/heated towel rail and tiled floor.

Second Floor

Bedroom Three

14' 8" plus recess x 13' 5" plus recess (4.47m plus recess x 4.09m plus recess)
A particularly beneficial addition to the property, the converted loft room provides a third double bedroom and has built-in wardrobe space, with sliding doors, display shelving, two double glazed Velux windows, a radiator and under-eaves storage space.

Outside

Front

Forecourt, which is partly covered with chopped slate.

Rear

Charming, enclosed, paved yard, with an external light and cold water tap.

Directions

From our office on Church Street, proceed towards Manchester Road. On the sweeping left hand bend at the end of Church Street, take the right hand turning into Walmsgate and then turn first right into Calf Hall 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

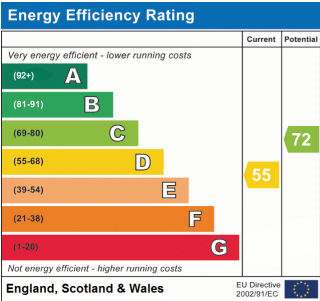
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

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

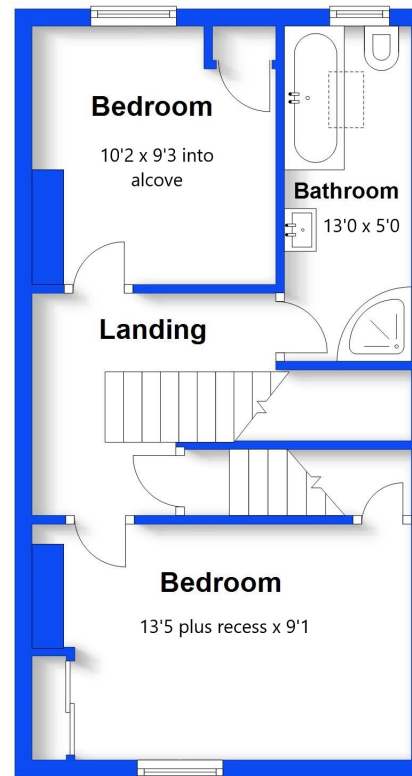
Ground Floor

Approx. 44.6 sq. metres (479.5 sq. feet)



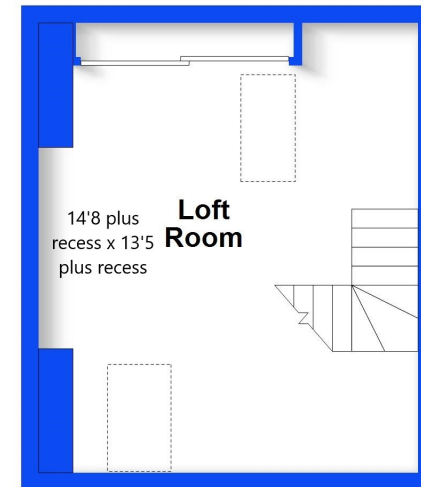
First Floor

Approx. 38.0 sq. metres (408.9 sq. feet)



Second Floor

Approx. 23.3 sq. metres (250.5 sq. feet)



Total area: approx. 105.8 sq. metres (1139.0 sq. feet)

All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and 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 Floorplan Plan produced using PlanUp.