





PROPERTY DESCRIPTION

Abutting Valley Gardens Park at the front with a pleasant aspect from the first floor, this appealing terraced house is an end one in a short row of four and has the noteworthy advantage of a delightful garden at the front and off road parking at the rear. Situated in a pleasing, traffic free location, this immaculate home provides nicely proportioned, tastefully presented living space, which would be suitable for a wide range of prospective buyers and an internal viewing is highly recommended to appreciate the many desirable features it has to offer. Conveniently located for access to the town centre shops and other amenities, this outstanding abode is highly recommended for an early viewing so not to be missed.

Complemented by pvc double glazing and gas central heating, the accommodation briefly comprises an entrance hallway and an impressive, spacious lounge, with a large bay window overlooking the garden, wood finish laminate flooring and a fireplace fitted with a living flame gas fire. The breakfast kitchen is stylishly fitted with modern shaker style units, solid wood worktops and a built-in electric oven and an induction hob with an extractor canopy over and there is an extremely useful ground floor w.c. fitted with a modern two piece suite. Both double bedrooms on the first floor are a very good size, the largest enjoying the lovely aspect from the front and the bathroom is attractively fitted with a four piece white suite, including a double ended bath and a spa style shower cubicle.

The enclosed garden at the front is an extremely beneficial attribute, incorporating a paved patio with the remainder being laid to lawn and the rear yard has been opened up to provide off road parking for two cars.

FEATURES

- Stunning Home in Short Row of 4
- Immaculately & Tastefully Presented
- Pleasant Traffic Free Location
- Convenient for Access to Town Centre
- Directly Overlooking Valley Gardens Park
- Delightful Garden & Off Road Parking
- Ent Hallway & Impressive Lounge
- Stylish B'fast Kit inc. Oven & Hob & GF WC
- 2 Good Sized Double Bedrooms
- Attractive 4 Pc White Bathrm - Sep. Shwr
- PVC Double Glazing & Gas CH
- Early Viewing Strongly Recommended





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Double glazed composite entrance door. Stairs to the first floor, radiator and wall mounted coat hooks.

Lounge

13' 11" plus bay x 13' 10" into alcoves (4.24m plus bay x 4.22m into alcoves) An extremely impressive, spacious room, which is laid with wood finish laminate flooring and features a large pvc double glazed bay window, overlooking the front garden, and an attractive fireplace, with a marble inset and hearth, fitted with a living flame gas fire. This lovely room also has a radiator.

Breakfast Kitchen

12' 2" plus recess x 9' 5" (3.71m plus recess x 2.87m) Stylishly furbished and fitted with modern shaker style units, solid wood worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap, the kitchen also has a built-in electric oven and an electric induction hob, with a stainless steel extractor canopy over, and plumbing for a washing machine. It is laid with wood finish laminate flooring, has a pvc double glazed window, radiator, and an under-stairs storage cupboard, which has fitted shelves, an electric light and houses the gas combination central heating boiler. PVC double glazed, frosted glass external door.

WC

A particularly beneficial addition, fitted with a two piece suite, comprising a w.c. and a wash hand basin, with a mixer tap, mounted on a cabinet. PVC double glazed, frosted glass window, chrome finish radiator/heated towel rail and wood finish laminate floor.

First Floor

Landing

Access to the loft space.

Bedroom One

14' 1" into alcoves x 11' 6" (4.29m into alcoves x 3.51m) Enjoying the pleasant aspect over the Valley Gardens Park from the front, this large double room has a pvc double glazed window, radiator and over-stairs cupboard, with a clothes hanging rail and fitted shelf.

Bedroom Two

12' 0" x 9' 8" (3.66m x 2.95m) The second double bedroom is also a good size and has a stained wood floor, pvc double glazed window and a radiator.

Bathroom

Attractively fitted with a modern four piece white suite, comprising a double ended bath, with a central mixer tap, a 'spa' style shower cubicle, which is fitted with a seat and has side jets, a w.c. and a pedestal wash hand basin. The bathroom also has part tiled walls, a pvc double glazed, frosted glass window, chrome finish radiator/heated towel rail, downlights recessed into the ceiling and is laid with tile effect laminate flooring.

Outside

Front

The enclosed garden at the front is another appealing attribute of this enticing home and has a paved patio, a lawn and timber shed.

Rear

The rear yard has been opened up to provide off road parking space for two cars.

Directions

Proceed from our office on Church Street into Skipton Road. Go past the Holy Trinity Church set up on the left and then turn left at the 'T' junction, continuing on Skipton Road. Go straight ahead at the mini roundabout into Gisburn Road and then turn first left after the pedestrian crossing into Dam Head Road. Continue right to the top, past the left turning into Leonard Street and the turning into the back of Far East View is on the left.

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.

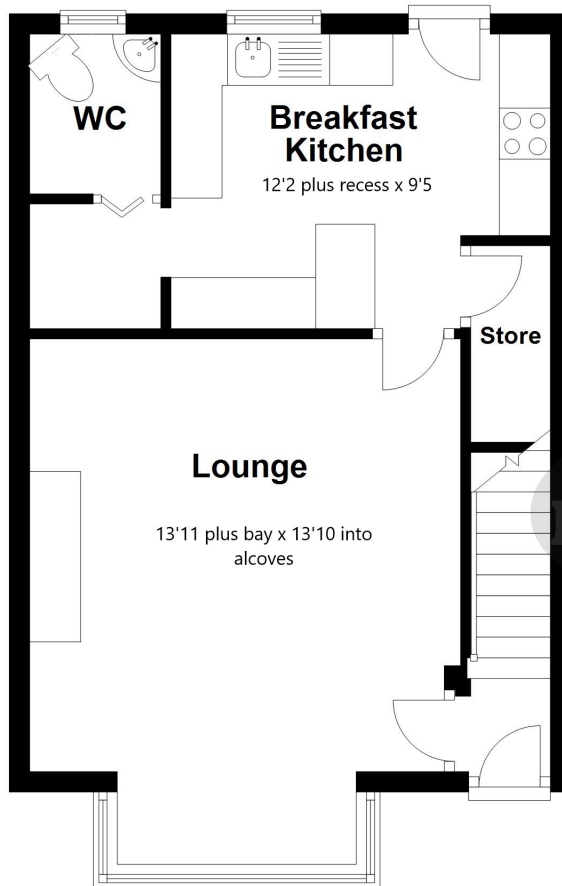
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN

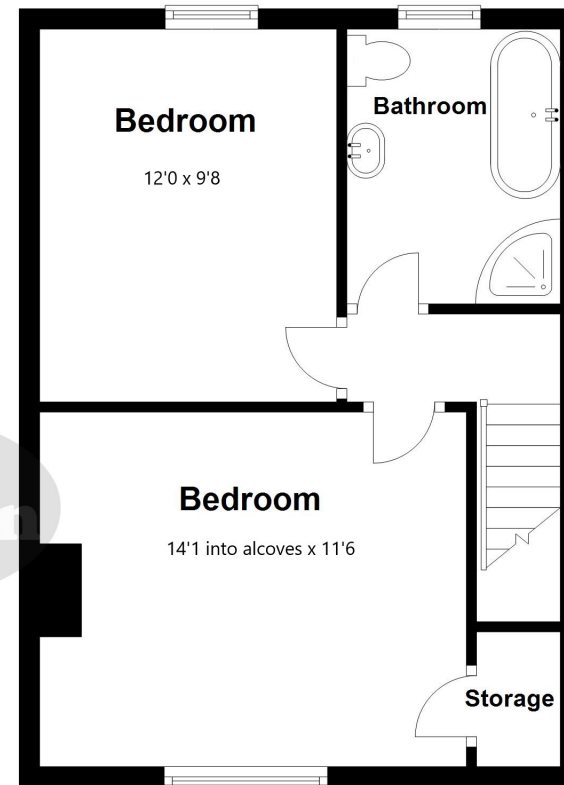
Ground Floor

Approx. 37.9 sq. metres (407.9 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.5 sq. feet)



Total area: approx. 75.0 sq. metres (807.4 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.