



50 Water Street, Earby, Lancashire BB18
6QS



PROPERTY DESCRIPTION

Absolutely perfect for those looking for a property incorporating a separate self-contained living space, this extremely appealing, individual, split level detached house, has rooms on the ground floor, which could be utilised for many purposes, including a 'granny annexe' type facility. Internal viewing is essential to fully appreciate the immaculately presented, generously proportioned living space and the many noteworthy and advantageous assets this desirable family home has to offer, which is well situated just off the town centre, so within walking distance of shops, cafes, Springfield Primary School and the Bus Station.

FEATURES

- Individually Designed Detached House
- Excellent, Well Presented Family Home
- Perfectly Situated for Access to Amenities
- GF Self Contained Annexe
- GF Hallway, GF WC & Large Garage
- FF Generous Light & Airy Lounge
- FF Sun Room & Large Dining Kitchen
- FF 3 Double Bedrms - All with Ftd W'robes
- FF Attractive 4 Pc Bathrm with Sep. Shwr
- Ample Parking & Delightful Rear Garden
- PVC Dble Glazing & Gas Central Heating
- Viewing Essential to Fully Appreciate.





ROOM DESCRIPTIONS

Ground Floor (Lower Level)

Entrance Hallway

Attractive pvc double glazed entrance door, wall mounted coat hooks, radiator and tiled floor. There is also an internal door giving access into the garage.

WC

Fitted with a two piece white suite, comprising a wash hand basin and a w.c. The floor is tiled and this room houses the wall mounted gas combination central heating boiler.

Self Contained Annexe

The annexe is an unusual but extremely advantageous attribute of this lovely family home and provides an ideal 'granny flat' or similar sort of facility, as well as offering the flexibility for multiple other uses.

Entrance

PVC double glazed, frosted glass entrance door leading into the lounge/diner.

Open Plan Lounge/Diner & Kitchen

'L Shaped' - 13' 0" plus recess x 11' 1" (3.96m plus recess x 3.38m) plus 9' 1" x 3' 11" plus recesses (2.77m x 1.19m plus recesses) The living and dining area has a pvc double glazed window and a radiator. The kitchen is fitted with units and drawers, has a laminate worktop, with a matching upstand, which extends into a small breakfast bar, and a single drainer sink with a mixer tap. It also has a built-in electric oven and a two ring induction hob, with stainless steel canopy over.

Bedroom

8' 9" x 8' 8" (2.67m x 2.64m)
Radiator, built-in overhead storage cupboards and windows obtaining borrowed light from the living area.

Shower Room

Fitted with a three piece suite, comprising a tiled shower cubicle, fitted with an electric shower, a w.c. and wash hand basin, set into a base unit incorporating cupboards and drawers, with a vanity mirror above, which has further cabinets on either side. The floor is tiled and the room has a radiator/heated towel rail, downlights recessed into the ceiling and an extractor fan.

First Floor/Upper Ground Floor

Open Porch

An open porch, recessed into the side of the house, provides a sheltered area in front of the main entrance door.

Entrance Hall

PVC double glazed entrance door, with matching pvc double glazed side window panels at either side, all of which are fitted with reflective 'privacy' glass. There are stairs leading down to the lower ground floor, with a spindled balustrade, two built-in shelved storage cupboards and access, via a retractable ladder, to the partially boarded loft space.

Lounge

17' 0" x 13' 10" (5.18m x 4.22m)
A very spacious, light and airy room, which is laid with wood finish laminate flooring and has pvc double glazed windows in both the front and side elevations, a radiator and wall light points.

Sun Room

15' 5" x 7' 7" plus recess (4.70m x 2.31m plus recess)
This good sized room provides an additional reception room and has pvc double glazed windows, a radiator, tiled floor and pvc double glazed French doors opening out to the garden.

Dining Kitchen

17' 0" x 14' 9" (5.18m x 4.50m)
The large, impressive kitchen allows ample space for a family sized dining table and is fitted with quality wood fronted units and drawers, including two glass fronted display units, laminate worktops, with tiled splashbacks and which extend to provide a breakfast bar, and a one and a half bowl sink, with a mixer tap. It also has a built-in gas oven, gas grill and gas hob, with a stainless steel extractor canopy over, plumbing for a washing machine, space for an undercounter fridge and freezer, two pvc double glazed windows, in both the front and side elevations, tile effect laminate flooring and downlights recessed into the ceiling.

Main Bedroom

11' 9" plus recess x 11' 1" (3.58m plus recess x 3.38m)
This decent sized double room has a large built-in wardrobe, incorporating hanging space and shelving, a pvc double glazed window and a radiator. There is also an internal door which gives access into the 'Jack and Jill' style family bathroom.

Bedroom Two

13' 11" into recess x 8' 4" (4.24m into recess x 2.54m)
This second double room also has a large built-in wardrobe, with hanging space and shelving, a pvc double glazed window and a radiator.

Bedroom Three

15' 1" x 7' 4" (4.60m x 2.24m)
Yet another double room, also with a built-in cupboard/wardrobe, which has a hanging rail and shelf, and a pvc double glazed window and radiator.

Jack and Jill' Family Bathroom

The larger than average bathroom is fitted with a modern four piece white suite, comprising a double ended bath, which has a mixer tap, with a flexible, hand-held shower shower attachment, and tiled splashback, a separate shower cubicle, lined with wet wall' style panelling and fitted with a fixed 'rainfall' style shower, plus an additional shower head, a w.c. and a wash hand basin, set into a vanity unit, with a tiled splashback, cupboards and drawers below and a mirror above. Chrome finish radiator/heated towel rail, pvc double glazed, frosted glass window, tile effect laminate flooring and downlights recessed into the ceiling.

Outside

Front/Left Side

An unusually large, block paved forecourt provides ample parking for several vehicles, with chopped slate covered shrub borders. There is also a small pond and a stone flagged path/patio area at the side of the house, which leads to the lower ground floor entrance, which has an external light and cold water tap, which is sourced from external rainwater tanks.

Right Side

Stone steps, with a wrought iron balustrade, lead up to the main entrance into the property on the upper ground floor and a stone flagged area, from which wrought iron double gates open onto a further stone flagged area/path, with chopped slate covered borders, which, in turn, leads to the main garden area at the rear.

Integral Garage

20' 9" x 15' 1" (6.32m x 4.60m)
Another of the numerous advantageous assets of this great family home, the large integral garage has an electric remote controlled up and over door, a pvc double glazed, frosted glass window, plumbing for a washing machine and electric power and light. There is an internal personal door giving access to and from the annexe area.

Rear

A particularly delightful and alluring aspect of the property, the split level, enclosed garden is mainly lawned on the lower level, with a feature, circular stone flagged patio and a chopped slate border. The upper level, with an attractive, natural stone retaining wall, is covered with chopped slate and stocked with a variety of shrubs and flowering plants. Also in the garden is a good sized, very useful pvc shed and solar powered external lights

Directions

Proceed into Earby on the A56, via Thornton-in-Craven, along Skipton Road. Go past the Punch Bowl Pub on the left and All Saints Church on the right and then, immediately through the bend, turn left into School Lane. Continue to the end of School Lane, go over the small bridge and continue straight ahead into Water Street, passing the turning for Aspen Lane on the right and the property is located the right hand side, immediately before the right turning into Riley Street.

Viewings

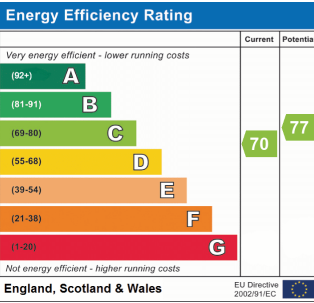
Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

Disclaimer

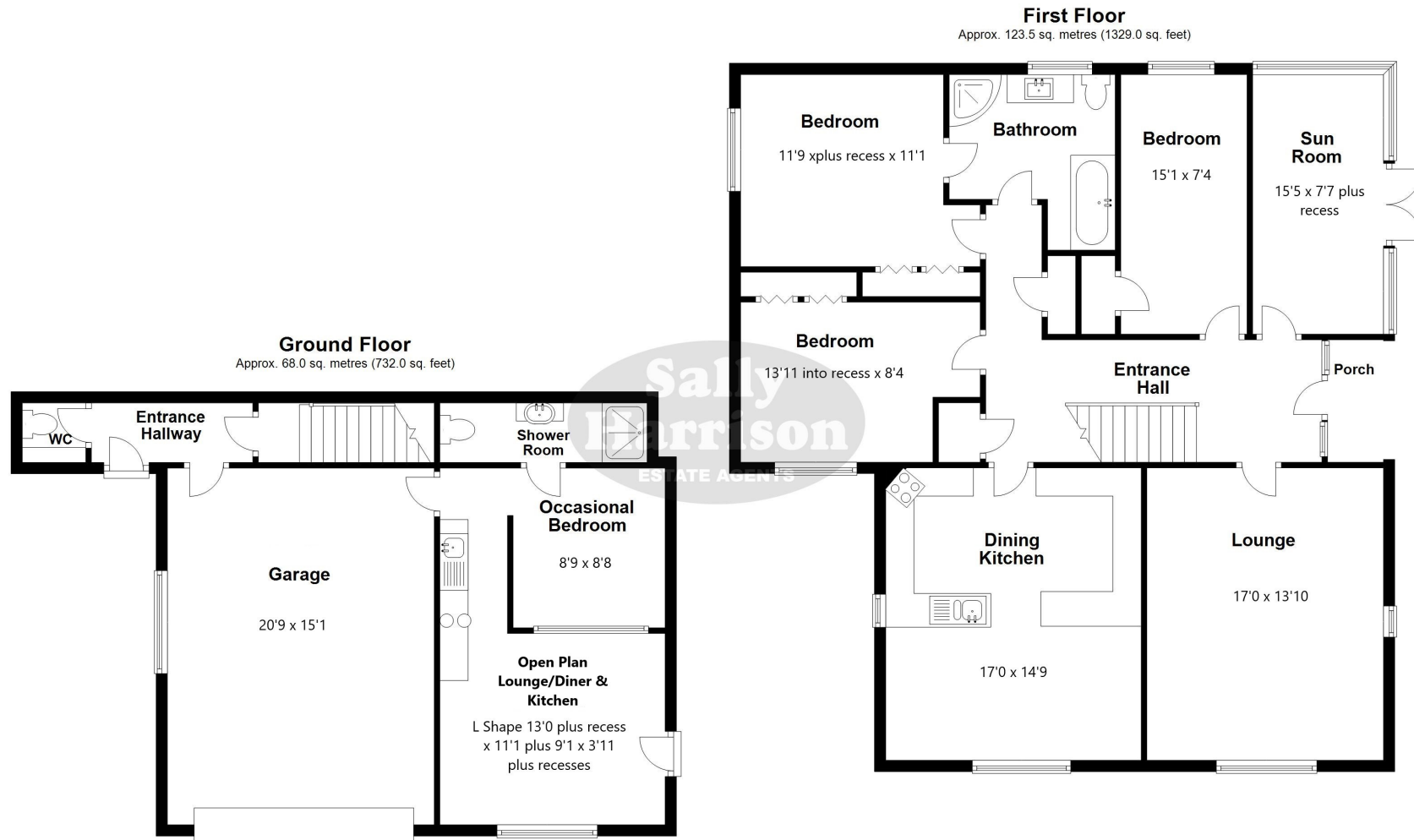
Fixtures & Fittings - All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

03L24TT/09E25TT/22G25TT/04I25TT



FLOORPLAN



Total area: approx. 191.5 sq. metres (2061.0 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.

