





PROPERTY DESCRIPTION

Immaculately and tastefully presented throughout, this substantial, bay fronted, mid terraced house is well situated in a sought-after residential area, off Gisburn Road, and is conveniently situated close to a parade of shops, two primary schools, a children's nursery and Victory Park. Early viewing is strongly recommended on this impressive home, which offers generously proportioned living space, absolutely ideal for a growing family. Having the advantage of a pleasant open aspect/views from the first floor at the rear, this extremely appealing abode also offers a whole host of other desirable attributes.

Complemented by pvc double glazing and gas central heating, the accommodation briefly comprises an entrance vestibule, hall and a pleasant lounge, with a large bay window and an attractive rustic fireplace, fitted with an electric stove. The generously proportioned living/dining room also has a superb fireplace, with cupboards and shelving built into both chimney breast alcoves, and the stylish kitchen is fitted with modern shaker style units, granite worktops and a built-in electric oven and a gas hob, with a stainless steel extractor canopy over.

Both double bedrooms on the first floor are a good size, with the largest having an en-suite shower room, a particularly beneficial asset in any family home and unusual for this type of property. The main bathroom is fitted with a four-piece white suite, including a separate shower cubicle. On the second floor, the attic provides a fantastic third double bedroom.

This delightful home has a paved forecourt and an enclosed rear yard, with a good sized, extremely useful outbuilding/external utility.

FEATURES

- Substantial Bay Fronted Mid Terr Hse
- Immaculate, Tastefully Pres'd Family Home
- Sought After Area Close to Parade of Shops
- Generously Proportioned Living Space
- Vestibule, Hall & Pleasant Lounge
- Spacious Living/Dining Room
- Stylish Ftd Kitchen with Oven & Hob
- 3 Double Bedrms inc. Superb Attic Rm
- En-Suite Shower Rm & 4 Pc Bathrm
- Yard with Ext Utility, PVC DG & GCH





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

Attractive composite entrance door, with a pvc double glazed, frosted glass window light above. Coved ceiling and part glazed internal door into the hall.

Hall

Coved ceiling, radiator, wall mounted coat hooks and stairs leading to the first floor.

Lounge

11' 3" plus bay x 10' 9" plus alcoves (4.34m plus bay x 3.28m plus alcoves)

This extremely inviting room is laid with wood finish laminate flooring and has a large pvc double glazed bay window and an attractive fireplace, recessed into the chimney breast, with stone lintel above and an electric stove, set on a tiled hearth. Radiator and coved ceiling.

Living/Dining Room

14' 5" x 10' 11" plus recesses (4.39m x 3.33m plus recesses)

This superb family room boast a red brick fireplace, recessed into the chimney breast, with base cupboards and display shelving built into the alcoves on either side. It also has a pvc double glazed window, a radiator, delft rack and a useful under-stairs storage cupboard, which incorporates built-in drawers, cupboards and shelving and has electric power and light.

Kitchen

7' 10" plus recess and bay x 7' 9" (2.39m plus recess and bay x 2.36m)

Fitted with modern shaker style units, granite worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap, the kitchen also has a built-in electric oven, a gas hob, with a stainless steel extractor over. It is laid with high quality Amtio flooring and has a pvc double glazed bay window, chrome finish radiator/heated towel rail and a double glazed, frosted glass, composite external door.

First Floor

Landing

Spindled balustrade, enclosed stairs leading to the second floor and a built-in storage cupboard.

Bedroom One

14' 6" into recess, plus alcoves x 11' 2" (4.42m into recess, plus alcoves x 3.40m)

This generous double room has a pvc double glazed window and a radiator.

En-Suite Shower Room

Fitted with a three piece white suite, comprising a shower cubicle, lined with pvc 'wet wall' style panelling, a w.c. and a pedestal wash hand basin, with a mixer tap. PVC double glazed, frosted glass window, chrome finish radiator/heated towel rail, downlights recessed into the ceiling and luxury Vinyl flooring.

Bedroom Two

14' 6" x 10' 1" into alcoves (4.42m x 3.07m into alcoves)

Enjoying an open aspect/views from the rear, this second spacious double room has a pvc double glazed window and a radiator.

Bathroom

7' 9" x 7' 8" (2.36m x 2.34m)

Fitted with a four piece white suite, comprising a bath, with a mixer tap and shower attachment, a separate shower cubicle, lined with pvc 'wet wall' style panelling and fitted with a fixed 'rainfall' style shower over, plus an additional, flexible shower head, a w.c. and a pedestal wash hand basin, with a mixer tap. PVC double glazed window, downlights recessed into the ceiling, chrome finish radiator/heated towel rail and an extractor fan.

Second Floor

Attic/Bedroom Three

14' 7" less stairwell x 12' 10" (4.45m less stairwell x 3.91m)

Providing a fabulous third double bedroom, with a double glazed Velux window, radiator and under-eaves storage.

Outside

Front

Paved forecourt and two external lights.

Rear

Enclosed, flagged yard, with a built-in wheelie bin store and an external light.

Outbuilding/External Utility

10' 9" x 6' 9" (3.28m x 2.06m)

Located in the rear yard and attached to the kitchen, the good sized and extremely useful outbuilding has a composite entrance door, two pvc double glazed, frosted glass windows, a Belfast style sink, plumbing for a washing machine and space and vent for a tumble dryer. This room also has built-in shelving, electric power and light and houses the gas combination central heating boiler.

Directions

Proceed from our office on Church Street into Skipton Road. Go past the Holy Trinity Church set up on the left, at the T junction turn left and then go straight ahead at the mini roundabout into Gisburn Road. Go past the first short parade of shops on the left and then turn right immediately before St. Joseph's Church into Gisburn Street, then first left into Bolland 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

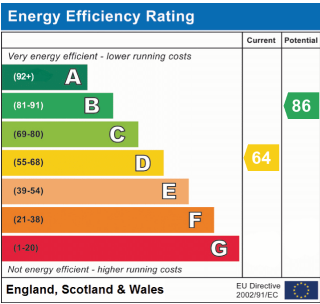
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

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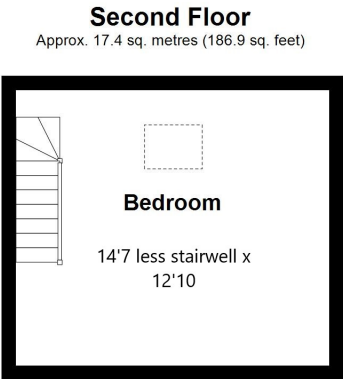
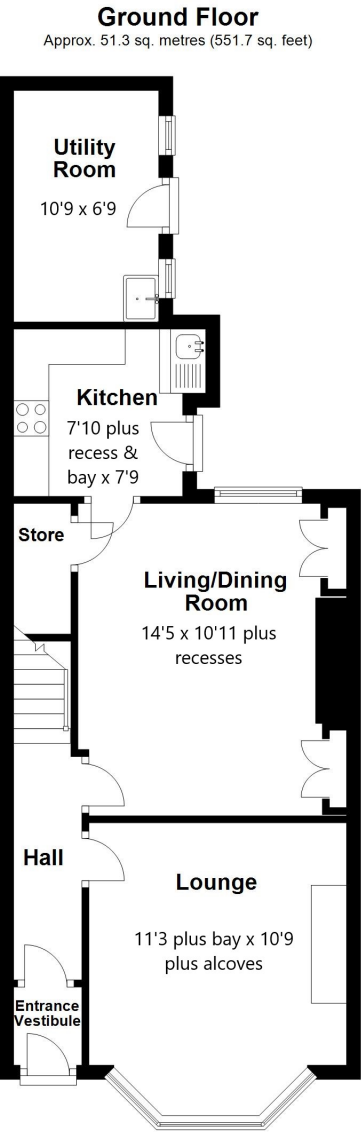
House to Sell?

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. 111.9 sq. metres (1204.8 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.

