





PROPERTY DESCRIPTION

Early internal viewing is strongly recommended on this lovely, bay fronted house, which is attractively presented and tastefully furnished throughout and is a perfect home for first time buyers or a young family, as well as being an ideal rental investment for a speculator. Providing well-proportioned living space, this appealing mid terrace is located in a particularly sought after area on the outskirts of town, just a short walk away from beautiful open countryside and Victory Park, but also not far from a parade of shops on Gisburn Road.

Complemented by pvc double glazing and gas central heating, which is run by a condensing combination boiler, the accommodation briefly comprises an entrance vestibule, a delightful, light and airy lounge, with a bay window and fireplace, fitted with an electric fire, a spacious living/dining room, also having a large bay window and a useful under-stairs storage cupboard, and a kitchen, fitted with modern light wood finish units and which includes an electric cooker.

On the first floor are three bedrooms, with largest one being fitted with wardrobes, cupboards and drawers, and a majority tiled bathroom, with a three-piece white suite and having a shower over the bath.

The house has a paved forecourt and to the rear is a nice sized, enclosed yard/patio, which is laid with attractive Indian stone flags, and a good sized, extremely useful outbuilding, which provides combined storage space and a utility area, with plumbing for a washing machine and space for a condenser dryer.

FEATURES

- Bay Fronted Mid Terr Family House
- Good Location on Outskirts
- Nicely Proportioned & Well Presented
- Vestibule & 2 Good Sized Recep. Rms
- Ftd Kitchen inc. Cooker & External Utility
- 3 FF Bedrooms – 1 with Ftd Wardrobes
- 3 Pc Bathroom with Shower Over Bath
- Forecourt & Nice Sized Rear Yard
- Ideal for FTB's & Excellent Rental Inv'stmnt
- PVC DG & Gas CH – Early Vwlg Highly Rec





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

PVC double glazed, frosted glass entrance door, with a pvc double glazed window light above. Coved ceiling.

Lounge

13' 6" into alcove x 13' 1" into bay, plus recess (4.11m into alcove x 3.99m into bay, plus recess)

A pleasant room, featuring a fireplace, fitted with an electric fire, and a pvc double glazed, bay window. It also has a picture rail, coved ceiling, a radiator and stairs to the first floor.

Living/Dining Room

13' 5" into alcoves x 13' 5" plus bay (4.09m into alcoves x 4.09m plus bay)

The spacious second reception room has a pvc double glazed bay window, a radiator and an under-stairs storage cupboard/pantry, with fitted shelves and an electric light.

Kitchen

10' 0" x 6' 8" plus bay (3.05m x 2.03m plus bay)

The nice sized kitchen is fitted with light wood finish units and drawers, laminate worktops, with tiled splashbacks and a single drainer sink, with a mixer tap. It is also fitted with a free standing electric cooker, with an extractor canopy over, has space for a fridge/freezer, a pvc double glazed bay window and a pvc double glazed, frosted glass external door.

First Floor

Landing

Spindled baustrade and access to the loft space.

Bedroom One

11' 6" to wardrobe fronts x 11' 0" (3.51m to wardrobe fronts x 3.35m)

This double room has fitted wardrobes, extending the length of one wall, with storage cupboards above and a central dressing table/vanity area, with drawers below, a pvc double glazed window and a radiator.

Bedroom Two

10' 0" x 6' 7" into recess (3.05m x 2.01m into recess)

A single room, with a pvc double glazed window and a radiator.

Bedroom Three

8' 6" plus recess x 6' 7" (2.59m plus recess x 2.01m)

Another single room, which also has a pvc double glazed window and a radiator.

Bathroom

Majority tiled and fitted with a three piece white suite, comprising a bath, with a shower over, a pedestal wash hand basin, with mirror above, and a w.c. There is an internal window, obtaining borrowed light from the third bedroom, and skylight, also allowing natural light into the bathroom.

Outside

Front

Enclosed, paved forecourt.

Rear

Enclosed yard, which is laid with attractive Indian stone flags and has a cold water tap.

Outbuilding/External Utility

9' 3" x 5' 2" (2.82m x 1.57m)

Providing useful storage space, as well as an external utility room facility, the decent sized outbuilding has plumbing for a washing machine and space for a condenser tumble dryer, is fitted with a laminate worktop, houses the wall mounted gas condensing central heating boiler, has a frosted glass window, a wood door and electric power and light.

Directions

Proceed from our office on Church Street into Skipton Road. Go past the Holy Trinity Church set up on the left and then, at the T junction, turn left continuing on Skipton Road. Go straight ahead at the mini roundabout into Gisburn Road, continue on past the two rows of shops on the left and down the hill, past the right turning into Gledstone View, then take the next left turning into Carr Road and then the second turning on the right into Louvain 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

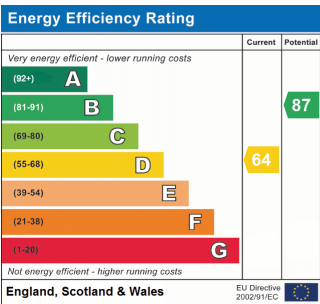
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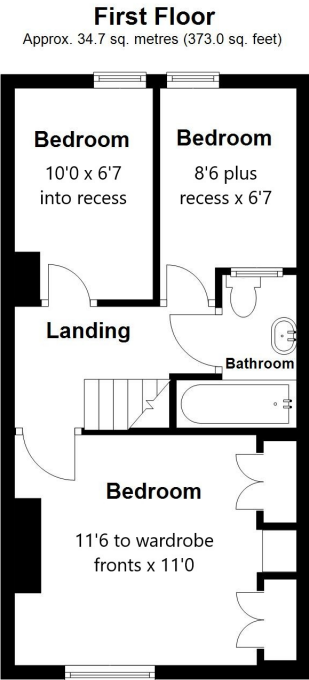
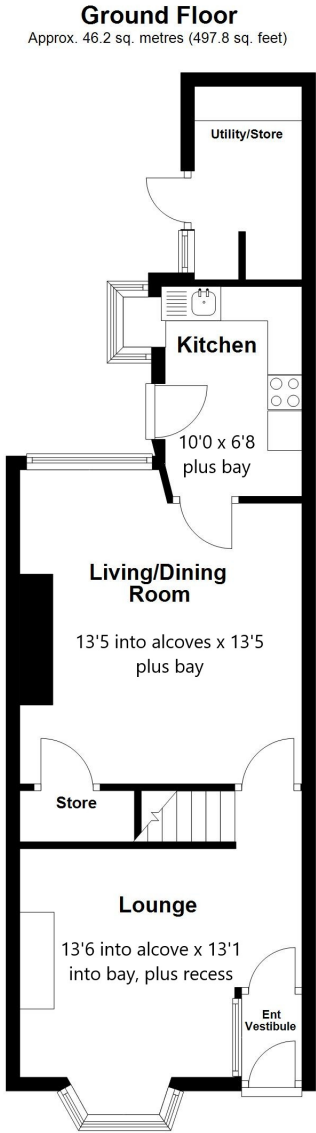
House to Sell?

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. 80.9 sq. metres (870.8 sq. feet)

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Plan produced using PlanUp.

