





PROPERTY DESCRIPTION

Located in a popular residential area, just a short walk from the town centre shops, cafés and other facilities, this stone built, mid terraced house offers nicely proportioned, well-presented living space and is perfect as a starter home for first-time buyers, as well as being ideal for a rental investor and would also suit those looking to downsize and be close to amenities.

This appealing abode benefits pvc double glazing and gas central heating, run by a condensing combination boiler and the accommodation briefly comprises a sitting room, with a contemporary, wall mounted, log effect electric fire, and a fitted kitchen, with white units, laminate worktops and a built-in electric oven and hob. There is also a useful under-stairs store/pantry.

On the first floor are two decent sized bedrooms, with one having a walk-in wardrobe, and a stylish, fully tiled, three-piece bathroom, with a shower over the bath.

To the rear is a charming, decent sized, enclosed, paved yard.

FEATURES

- Stone Built Mid Terraced House
- Popular Res. Area – Short Walk from Centre
- Nicely Proportioned Living Space
- Ideal for FTB's or for a Rental Investor
- Pleasant Sitting Rm with Contemporary Fire
- Ftd Kitchen inc. Built-in Oven & Hob
- 2 Bedrooms – 1 with a Walk-in Wardrobe
- Stylish Bathrm with Shower Over Bath
- Charming, Enclosed Rear Yard/Patio
- PVC DG & Gas Central Heating





ROOM DESCRIPTIONS

Ground Floor

Entrance

PVC double glazed entrance door, with a pvc double glazed window light above, opening into the sitting room.

Sitting Room

12' 10" plus recess x 12' 8" plus alcoves (3.91m plus recess x 3.86m plus alcoves)

This pleasant room features a modern wall mounted electric fire and has an original base cupboard built into one of the chimney breast alcoves, with display shelves above, a pvc double glazed window, a radiator, downlights recessed into the ceiling and attractive wood effect laminate flooring.

Kitchen

12' 8" plus recess x 8' 10" plus recesses (3.86m plus recess x 2.69m plus recesses)

The good sized kitchen is fitted with white units, laminate worktops, with tiled splashbacks, and a one and a half bowl sink, with a mixer tap. It also has a built-in electric oven and electric hob, with a stainless steel extractor canopy over, plumbing for a washing machine and the wall mounted gas condensing combination central heating boiler is concealed in a cupboard matching units. There are stairs leading to the first floor, a useful under-stairs storage cupboard, which has electric power and light, a pvc double glazed window, downlights recessed into the ceiling, a radiator and a pvc double glazed, frosted glass, stable style external door.

First Floor

Landing

Spindled balustrade and downlights recessed into the ceiling.

Bedroom One

14' 0" into alcoves x 12' 10" (4.27m into alcoves x 3.91m)

This large bedroom has a pvc double glazed window, a radiator and a walk-in over-stairs cupboard/wardrobe, which has a shelf and a hanging rail and also gives access, via a retractable ladder, to the majority boarded loft space, which has an electric light.

Bedroom Two

8' 11" x 7' 7" (2.72m x 2.31m)

This good sized single room or small double has a pvc double glazed window and a radiator.

Bathroom

6' 5" x 5' 11" (1.96m x 1.80m)

Fully tiled and attractively refurbished, the bathroom is fitted with a modern three piece white suite, comprising a bath, with a shower over and a folding, glazed shower screen, a w.c and a pedestal wash hand basin, with a glass shelf and mirror above. It also has a pvc double glazed, frosted glass window, downlights recessed into the pvc lined ceiling, a built-in shelved unit, an extractor fan and tile effect laminate flooring.

Outside

Rear

A pleasing feature, the nice sized, enclosed paved yard/patio has additional fencing on top of the surrounding walls, including feature trellis fencing on either side of the yard, a cold water tap and a canopy over the rear entrance door.

Directions

Proceed into Earby on the A56, via Kelbrook and Sough, along Colne Road. Take the second right turn after the Station Hotel into Barrett Street and then turn first left into John 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

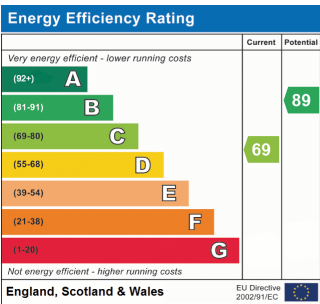
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House to Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

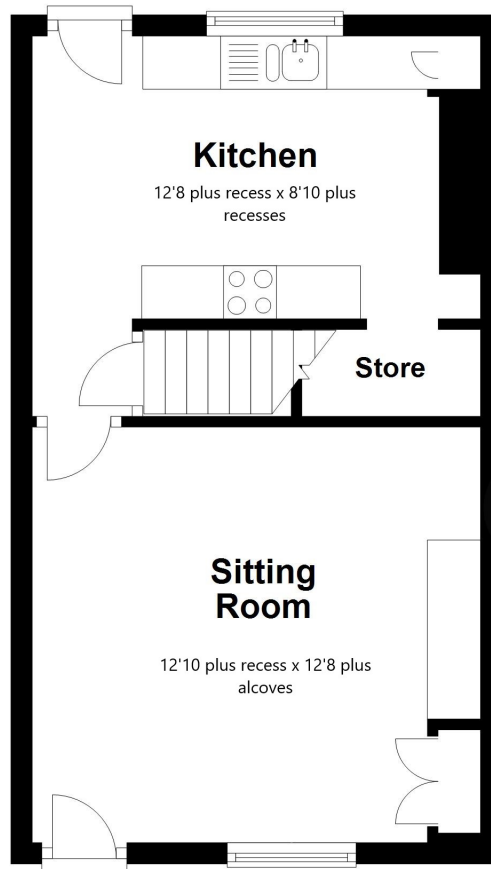
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FLOORPLAN

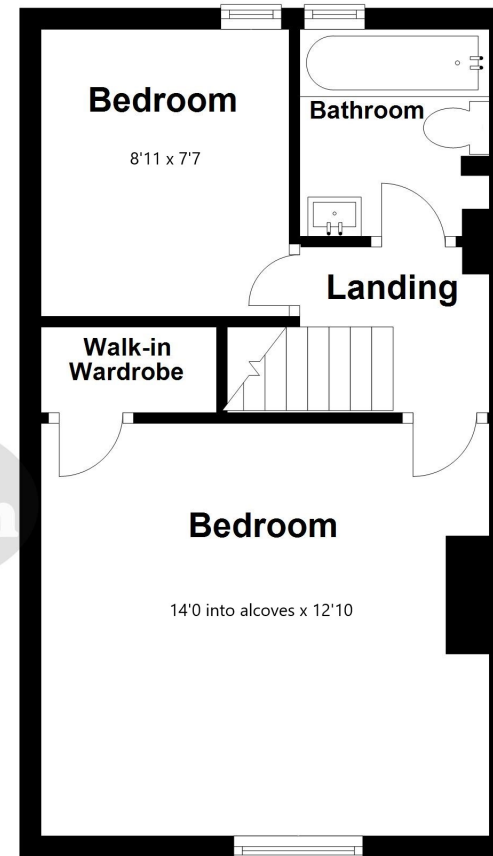
Ground Floor

Approx. 32.0 sq. metres (344.8 sq. feet)



First Floor

Approx. 32.0 sq. metres (344.8 sq. feet)



Total area: approx. 64.1 sq. metres (689.5 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 warrant 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.

