





PROPERTY DESCRIPTION

Set in a prime, elevated position at the head of a prestigious development, built around 2004 by the well respected, quality builders, Erinmore Homes, this imposing detached home has the great advantage of a pleasant open aspect with far reaching views from the front. Early viewing is strongly recommended on this truly exceptional family home, which provides generously proportioned, well presented living space and must be viewed internally to fully appreciate the surprisingly large living space provided and it's numerous outstanding and desirable attributes, which include two reception rooms, an open plan dining room and kitchen, a large utility room and four double bedrooms, including a master suite.

FEATURES

- Extremely Desirable Detached House
- Prime Loc in Cul-de-Sac - Stunning Views
- Exceptionally Spacious Family Home
- Ent Hall, GF WC & Impressive Lounge
- Dining Room/Snug with French Doors
- Large Open Plan Kitchen & Dining Room
- Large Utility & Garage - Remote Cont. Door
- 4 Double Bedrms inc. Master Suite
- 3 Pc Family Bathroom with White Suite
- Prkg for Several Cars & Charming Gardens





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall
Composite entrance door, with a pvc double glazed side window panel. Open staircase to the first floor, with a spindled balustrade and under-stairs cupboard, radiator and telephone point.

Ground Floor W.C.
Fitted with a two piece white suite, comprising a w.c. and a pedestal wash hand basin. Double glazed, frosted glass window and a radiator.

Lounge
16' 3" x 12' 4" into alcoves (4.95m x 3.76m into alcoves)
A really lovely room, which has the advantage of the stunning views from the front of the property, extending up to Weets Moor, the lounge features a carved limestone fireplace, fitted with living flame gas fire, has double glazed windows, a radiator, television and telephone points, wall light points, fitted with a dimmer switch, coved ceiling and double doors opening into the dining room.

Snug/Dining Room
12' 5" plus recess x 10' 11" (3.78m plus recess x 3.33m)
A very light and airy room, with double glazed windows overlooking the rear garden and double glazed aluminium framed French doors leading out to the patio and garden to the side of the house. Radiator and coved ceiling.

Open Plan Kitchen & Dining Room

Kitchen
12' 8" x 10' 10" (3.86m x 3.30m)
The good sized, attractively furnished kitchen is fitted with a range of units and drawers, laminate worktops, with tiled splashbacks, and a one and a half bowl sink, with a mixer tap. It also has a freestanding electric oven, with an extractor hood over, plumbing for a dishwasher, a double glazed window, radiator, downlights recessed into the ceiling and concealed lighting under the wall units.

Dining Room
16' 8" x 10' 4" (5.08m x 3.15m)
This spacious room is laid with an engineered wood floor and has double glazed windows, extending almost the full width of one wall, enjoying the wonderful views from the front and fitted with a window seat below. Radiator and downlights recessed into the ceiling.

Utility Room
11' 6" plus recess x 10' 4" (3.51m plus recess x 3.15m)
A particularly advantageous asset in a busy family home, the large utility room is equipped with units and worktops matching those in the kitchen and has a single drainer sink, with a mixer tap, plumbing for a washing machine and a vent for a tumble dryer. Radiator, double glazed window, external door, leading out to the rear garden, and an internal door giving access into the garage.

First Floor

Landing
Spindled balustrade around the stairwell. Access, via a substantial, folding wooden ladder, to the huge, boarded loft space, which also has two electric lights.

Master Bedroom Suite

Inner Hallway
Airing cupboard, with fitted shelves and a radiator.

Bedroom
14' 2" x 10' 5" (4.32m x 3.17m)
Double glazed window, with superb views, radiator and telephone point.

Dressing Room/Walk-in Wardrobe
Twin clothes hanging rails, with storage shelving above both.

Shower Room
Fitted with a three piece white suite, comprising a tiled shower cubicle, a pedestal wash hand basin, with a mixer tap, and w.c. Double glazed, frosted glass window, radiator, an extractor fan and a vanity light, with electric shaver point, over the wash basin.

Bedroom Two
13' 0" x 10' 2" plus recess (3.96m x 3.10m plus recess)
Overlooking the rear garden and the field behind the house, this second spacious double room has a double glazed window, radiator and built-in double wardrobe, with a storage cupboard above.

Bedroom Three
11' 1" x 10' 3" (3.38m x 3.12m)
Benefiting from the fabulous views from the front, this third, sizeable double room also has a built-in double wardrobe, with a storage cupboard above, a radiator and double glazed window.

Bedroom Four
9' 11" x 8' 4" (3.02m x 2.54m)
The good sized fourth bedroom could also take a double bed and has the lovely views from the front. Double glazed window, radiator and telephone point.

Bathroom
Half tiled and fitted with a three piece white suite, comprising a panelled bath, a pedestal wash hand basin and w.c. Double glazed, frosted glass window, radiator, extractor, downlights and a vanity light, with an electric shaver point, over the wash basin.

Outside

Front/Side
A large, blocked paved driveway provides off road parking space for several cars. There are also two lawns, hedges and a chopped slate covered area, which provides further parking space. To one side of the house is a patio, on part of which sits a summer house, which has electric power points, and a lawn, with garden borders stocked with a variety of shrubs and flowering plants. There are external electric lights to both the front and side of the house.

Garage
17' 0" x 10' 4" (5.18m x 3.15m)
The attached garage has an electric, remote controlled up and over door, electric power and light and access to the loft storage area. It also houses the wall mounted gas condensing combination central heating boiler and has an internal door giving access into the utility room.

Rear
Utterly charming, the extremely private and secluded, low maintenance and very pretty rear garden is yet another alluring asset of this exceptional abode and is mainly paved and pebbled, with raised flowerbeds which are stocked with well established shrubs and climbing plants. This part of the garden is enclosed by gates, with access available from both sides of the house and there is an external light at the rear and a cold water tap at one side of the house.

Directions
Proceed from our office on Church Street into Skipton Road. Go past the Holy Trinity Church set up on the left, turn left at the T junction 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 left immediately before the second parade of shops on the left, by the Launderette, into Harper Street. Continue on and then take the third turning on the left into Priory Way.

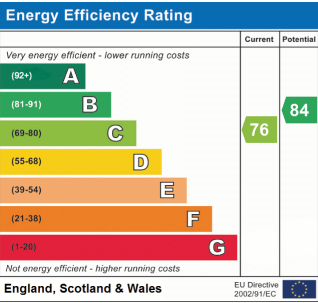
Viewings
Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

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.

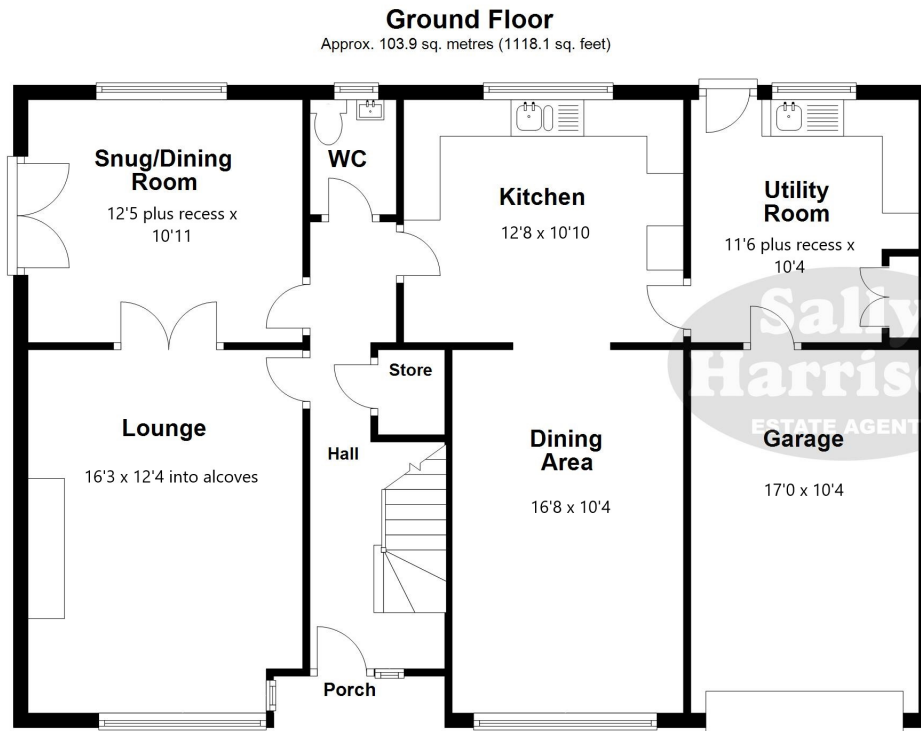
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House to Sell?
For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

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FLOORPLAN



Total area: approx. 173.7 sq. metres (1869.7 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.