





PROPERTY DESCRIPTION

Located in the heart of the popular town of Earby, with all the facilities in the town centre immediately to hand, including shops, cafés, the bus station and the Doctors surgery, this extremely charming cottage is highly recommended for an early viewing. Having been upgraded by the present owners, this beautifully presented, tastefully furnished home provides nicely proportioned living space and would be ideal for a wide range of prospective buyers, particularly those looking to downsize and be close to amenities or acquire their first home.

Complemented by gas central heating and double glazing, majority of which is pvc framed, the accommodation briefly comprises an entrance vestibule, an extremely pleasant and very spacious living room, featuring a fireplace recessed into the chimney breast, fitted with a gas stove, and an open staircase. The kitchen allows ample space for a dining table, is also a good size and attractively fitted with painted wood fronted units and includes a built-in electric oven and a gas hob with an extractor hood over. There is a useful rear porch.

There are two first floor bedrooms, with the largest being a double and having fitted wardrobes and the smaller has a single room has a space saving built-in bed. The cottage has a newly, stylishly re-fitted shower room, which has a three piece white suite, including a double size walk-in shower. To the rear of the cottage is yard area, which neighbouring properties have right of access over. NO CHAIN INVOLVED.

FEATURES

- Charming Cottage in Central Location
- Well Presented & Attractively Furnished
- Shops & Amenities Immediately on Hand
- Spacious Living Rm with Gas Stove
- Good Sized Dining Kitchen inc. Oven/Hob
- Vestibule at Front & Useful Rear Porch
- 2 FF Bedrooms - 1 with Ftd Wardrobes
- Newly Re-ftd Shower Rm – Large Shower
- PVC Double Glazing & Gas CH
- Ideal for FTB's or Those Downsizing





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

PVC double glazed, frosted glass entrance door. Tiled floor and frosted glass internal door, set in a matching surround, opening into the living room.

Living Room

20' 6" x 13' 4" plus recesses (6.25m x 4.06m plus recesses)
This generously proportioned, extremely pleasant room features a fireplace, recessed into the chimney breast, fitted with a gas stove, set on a stone hearth, and an open return staircase to the first floor, with an under-stairs storage cupboard. It has a pvc double glazed window in the front elevation and double glazed window in the rear, a radiator and frosted glass door opening into the rear porch.

Dining Kitchen

Irregular shaped, measurements not taken.
The spacious kitchen allows ample room for a dining table and is attractively furbished with painted wood fronted units, laminate worktops, with tiled splashbacks, and a one and a half bowl sink, with a mixer tap/shower hose. It also has a built-in electric oven, a gas hob, with an extractor hood over, plumbing for a washing machine, three pvc double glazed windows and two radiators.

Rear Porch

11' 0" x 3' 7" (3.35m x 1.09m)
A useful attribute, the rear porch has a pvc double glazed, frosted glass window, tiled floor, an electric light and pvc double glazed, frosted glass external door.

First Floor

Landing

Radiator and access to the loft space.

Bedroom One

11' 11" to wardrobe fronts x 9' 7" (3.63m to wardrobe fronts x 2.92m)
This double room has built-in wardrobes, which extend the full length of one wall, two pvc double glazed windows and a radiator.

Bedroom Two

13' 7" into recess x 5' 1" (4.14m into recess x 1.55m)
This second bedroom has a built-in single bed, a radiator and double glazed, frosted glass window.

Shower Room

Newly stylishly re-furbished with a three piece white suite, comprising a double size walk-in shower, with a fixed 'rainfall' style shower head, plus an additional flexible shower head, a w.c. and a wash hand basin, with a cabinet below. Radiator/heated towel rail and downlights recessed into the ceiling.

Outside

Rear

There is a tarmac covered area at the rear, which the neighbouring properties have access over and where wheelie bins are stored.

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, over the small bridge and continue straight ahead, over the mini roundabout into Water Street and the cottage is on the right.

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

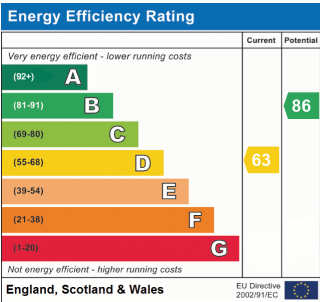
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

House to Sell?

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

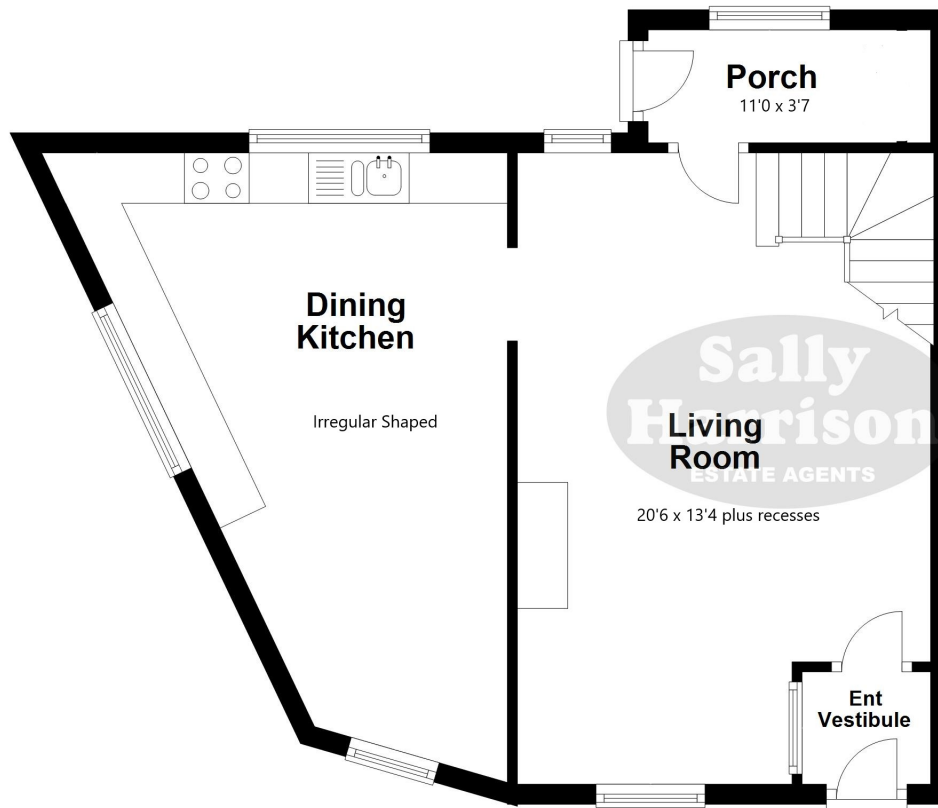
08K24TT/02F25TT



FLOORPLAN

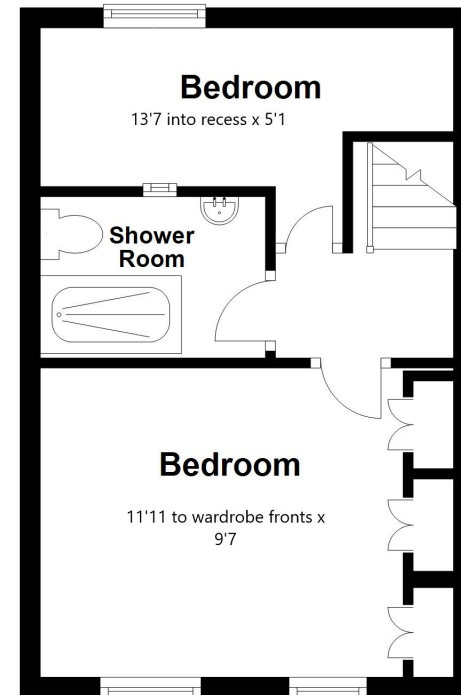
Ground Floor

Approx. 48.9 sq. metres (526.0 sq. feet)



First Floor

Approx. 26.6 sq. metres (286.5 sq. feet)



Total area: approx. 75.5 sq. metres (812.5 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 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.