





## PROPERTY DESCRIPTION

Situated in a much sought after cul-de-sac position, this modern semi-detached house is part of a small, sought after development built by Gleeson Homes in 1999/2000. A perfect home for a growing family, this well presented abode is conveniently located just a short walk from Victory Park, the parade of shops on Gisburn Road, two primary schools and a children's nursery. Internal viewing is highly recommended to fully appreciate the many desirable attributes this extremely appealing home has to offer, including three double bedrooms and a recently added garden room.

Benefiting from pvc double glazing and gas central heating, the accommodation briefly comprises an entrance hallway with a ground floor w.c., and a pleasant, open plan lounge and dining room which is laid with Oak flooring. The lounge has a fireplace fitted with a gas fire and patio doors opening into the garden room, which is also laid with Oak flooring, has a Velux window and French doors opening onto the lovely garden at the rear. The kitchen is fitted with gloss fronted units, a built-in electric double oven/grill and a gas hob. There are three decent sized double bedrooms, the largest having built-in wardrobes and an en-suite shower room, and there is a house bathroom, which has a three piece suite.

The integral garage has a remote controlled door with a tarmac covered drive in front providing off road parking space. The front garden is lawned, and at the rear of the house is a charming, enclosed garden, which has a paved patio and a lawn with a surrounding garden bed.

## FEATURES

- Appealing Semi-Detached House
- Desirable Cul-de-Sac Location
- Ent. Hall & GF WC - PVC DG & GCH
- Open Plan Lounge & Dining Room
- Fabulous Garden Rm - French Doors
- Ftd Kitchen inc. Double Oven & Hob
- 3 Double Bedrms - 1 with Ftd Wardrobes
- House Bathrm & En-Suite Shower Rm
- Drive & Charming Gardens F & R
- Integral Garage - Remote Controlled Door
- Well Pres'td Family Home - Vwg Highly Rec.
- Convenient for Access to Amenities





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Double glazed, frosted glass entrance door. Radiator, tiled floor and stairs to the first floor.

#### Ground Floor W.C.

Fitted with a two piece white suite, comprising a w.c. and a pedestal wash hand basin. PVC double glazed, frosted glass window, tiled floor and radiator.

### Open Plan Lounge & Dining Room

#### Lounge

15' 0" x 12' 2" (4.57m x 3.71m)

This extremely pleasant room is laid with oak flooring, which extends through into the dining room, has a fireplace with marble inset and hearth, fitted with a gas fire, an understairs storage cupboard, with an electric light, a radiator and double glazed sliding patio door opening into the garden room.

#### Dining Room

12' 6" x 7' 6" (3.81m x 2.29m)

The dining room has two pvc double glazed windows and a radiator.

#### Garden Room

11' 10" x 7' 7" (3.61m x 2.31m)

A delightful and extremely beneficial addition to this lovely home, providing a further reception room, with pvc double glazed windows, oak flooring, a double glazed Velux window, downlights recessed into the ceiling, an electric radiator/wall heater and pvc double glazed French doors opening onto the garden at the rear.

#### Kitchen

12' 1" x 5' 6" (3.68m x 1.68m)

The kitchen is fitted with gloss finish units, wood effect laminate worktops, with tiled splashbacks, and a one and a half bowl sink, with a mixer tap. It also has a built-in electric double oven/grill, a gas hob, with an extractor hood over, a pvc double glazed window, tiled floor and the gas central heating boiler is concealed in a cupboard matching the units.

### First Floor

#### Landing

Spindled balustrade and access, via a metal retractable ladder, to the boarded loft space.

#### Bedroom One

10' 1" x 9' 3" (3.07m x 2.82m)

This double room has built-in wardrobes, a pvc double glazed window and a radiator.

#### En-Suite Shower Room

Fitted with a three piece white suite, comprising a tiled shower cubicle, a pedestal wash hand basin and a w.c. PVC double glazed, frosted glass window and a radiator.

#### Bedroom Two

13' 4" plus recess x 7' 9" (4.06m plus recess x 2.36m)

This second double room has a pvc double glazed dormer window, a double glazed Velux window, two radiators and under-eaves storage space.

#### Bedroom Three

10' 6" to wardrobe fronts x 7' 11" (3.20m to wardrobe fronts x 2.41m)

A third double sized room, which has built-in wardrobes, with sliding doors, a pvc double glazed window, a radiator and a built-in cupboard housing the hot water tank.



### Bathroom

Fitted with a three piece suite, comprising a bath, a pedestal wash hand basin and a w.c. PVC double glazed, frosted glass window, chrome finish radiator/heated towel rail and part tiled walls.

### Outside

#### Front

Lawned garden and tarmac covered drive in front of the garage. Cold water tap and external light.

#### Garage

16' 1" x 7' 10" (4.90m x 2.39m)

The integral garage has a remote controlled up and over door, electric power and light and fitted shelves.

#### Rear

This charming garden has a paved patio directly behind the house, a lawn, with a surrounding garden border, a timber shed and external light.

### Directions

Proceed from our office on Church Street into Skipton Road. Go past the Holy Trinity Church set up on the left, then turn left at the T junction and go straight ahead at the mini roundabout into Gisburn Road. Go past the first parade of shops on the left, then turn right opposite the second parade of shops on the left into Edmondson Street. Continue right to the bottom of Edmondson Street and then turn left into Chapman Court.

### 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.

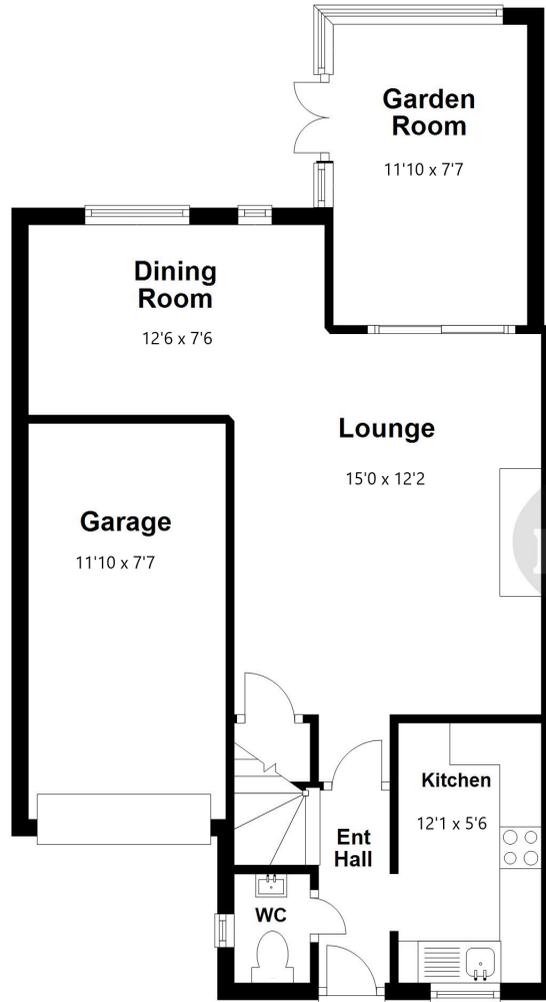
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

# FLOORPLAN

## Ground Floor

Approx. 54.3 sq. metres (584.3 sq. feet)



## First Floor

Approx. 42.5 sq. metres (457.7 sq. feet)



Total area: approx. 96.8 sq. metres (1041.9 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.

