





PROPERTY DESCRIPTION

Perfect as a starter home for first time buyers, but also ideal for those wanting to downsize and be close to amenities, this stone built, mid terraced house is situated close to Valley Gardens Park as well as being just a short level walk from the town centre shops and other amenities. Strongly recommended for an early viewing, this appealing abode offers nicely proportioned, well presented living space and has the advantage of a fantastic loft conversion and a large basement, which provides excellent storage space and could be utilised for any number of purposes.

Complemented by pvc double glazing and gas central heating, run by a condensing combination boiler which was newly installed in 2024, and has a 10 year guarantee. The accommodation briefly comprises a very pleasant, spacious living room, featuring an attractive stone fireplace fitted with a multi fuel stove and a good sized dining room. The kitchen has fitted units, there is a useful store room, accessed from the kitchen, and a large basement, both of which provide an abundance of great storage space, with the basement having plumbing for a washing machine.

On the first floor are two bedrooms, a decent double and a single, and a larger than average bathroom, which has a three piece white suite, with an electric shower over the bath. The loft has been converted to provide and fabulous double bedroom with two Velux windows the eaves at either side of the room being fully boarded.

To the rear of the house is an enclosed paved yard with a log store – NO CHAIN INVOLVED.

FEATURES

- Mid Terr House Close to Town Centre
- Short Walk from Amenities & Valley Gdns Park
- Ideal for FTB's or Those Downsizing
- Nicely Proportioned, Well Pres'd Living Space
- Living Rm, F'place & Stove & Dining Rm
- Ftd Kitchen & Attached Store Room
- Large, Extremely Useful Basement Rm
- 3 Bedrooms & 3 Pc Bathroom
- PVC DG & GCH - New Boiler 2024
- Early Viewing Rec – No Chain Involved





ROOM DESCRIPTIONS

Ground Floor

Entrance

Attractive composite entrance door, with a window light above.

Living Room

14' 0" plus alcoves x 13' 9" plus recesses (4.27m plus alcoves x 4.19m recesses)

This spacious, very pleasant and inviting room features a stone fireplace, recessed into the chimney breast, fitted with a multi-fuel stove, and has a pvc double glazed window, radiator and downlights fitted in the alcoves on either side of the chimney breast.

Small Inner Hall

Stairs to the first floor.

Dining Room

11' 9" plus recess x 10' 7" plus alcoves (3.58m plus recess x 3.23m plus alcoves)

This good sized second reception room has a pvc double glazed window, radiator, a shelved cupboard, with stripped pine doors, built into one of the chimney breast alcoves and downlights recessed into the ceiling. A door from this room gives access to the stairs leading to the basement.

Kitchen

7' 2" x 6' 8" (2.18m x 2.03m)

The kitchen has fitted units, laminate worktops, with tiled splashbacks, and a single drainer sink. It also has a gas cooker point, radiator, window and a pvc double glazed external door. Door giving access to the attached store room.

Store Room

9' 2" x 8' 0" (2.79m x 2.44m)

Providing excellent and very useful storage space, with electric power and light and which houses the gas condensing combination central heating boiler, which was newly installed in 2024, and has a 10 year guarantee.

Basement/Utility

14' 5" into alcoves x 11' 5" plus recess (4.39m into alcoves x 3.48m plus recess)

A great space, the good sized basement is a particularly beneficial asset of this lovely home, suitable for a number of purposes and has plumbing for a washing machine, a vent for a tumble dryer, pvc double glazed window, radiator and electric power and light.

First Floor

Landing

Spindled balustrade, pvc double glazed window, radiator and enclosed stairs to the second floor.

Bedroom One

11' 11" x 8' 1" plus recess (3.63m x 2.46m plus recess) plus 6' 0" x 5' 9" (1.83m x 1.75m)

This 'L' shaped double bedroom has a pvc double glazed window, radiator and downlights recessed into the ceiling.

Bedroom Two

10' 3" into recess x 6' 2" (3.12m into recess x 1.88m)

This single room has a pvc double glazed window, a period style radiator and downlights recessed into the ceiling.

Bathroom

8' 11" x 5' 8" (2.72m x 1.73m)

The larger than average bathroom is fully tiled and fitted with a three piece white suite, comprising a bath, with an electric shower over, which was newly installed in March 2025, a w.c. and a pedestal wash hand basin. Radiator and downlights recessed into the ceiling.

Second Floor

Bedroom Three

13' 11" less stairwell x 13' 10" plus recess (4.24m less stairwell x 4.22m plus recess)

This fabulous room was converted by Loft Wizard in 2007 and provides an excellent double room with two double glazed Velux windows, a radiator, downlights recessed into the ceiling, a spindled balustrade and boarded under-eaves storage on either side of the room.

Outside

Rear

Enclosed, paved yard with a cold water tap and log store.

Directions

From our office on Church Street, turn left between Peking House Takeaway and Skipton Building Society and proceed into St James Square. Carry on straight ahead into East View Terrace and the turning into Bessie Street is the third on the left off East View Terrace.

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.

11D25TT/24D25TT

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	65	82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN



Total area: approx. 109.6 sq. metres (1180.0 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.

