





PROPERTY DESCRIPTION

Located in a popular residential area, within easy walking distance of the town centre shops, Valley Gardens Park and other amenities, as well as being situated just behind Gisburn Road Primary School, this stone built mid terraced house is strongly recommended for an early viewing. Providing tidily presented, well proportioned living space, this charming abode would be perfect for first time buyers or for speculators looking for a buy to let investment.

Benefiting from pvc double glazing and gas central heating, the accommodation briefly comprises an entrance hall and a spacious through living room and dining room. Both reception rooms are laid with wood finish laminate flooring and there is a fireplace with a living flame gas in the dining room. The fully tiled kitchen has painted wood fronted units, which incorporate a built-in electric oven and a gas hob with an extractor hood over. There are two decent sized bedrooms on the first floor, a tiled bathroom which has a three piece white suite, and on the second floor is a good sized attic room, which could be utilised for many purposes, including an occasional third bedroom.

To the rear is an enclosed paved yard.

FEATURES

- Stone Built Mid Terrace House
- Convenient for Town Centre & Amenities
- Tidily Presented & Well Proportioned
- Ent Hall & Thro' Living & Dining Room
- Fitted Kitchen inc. Oven & Hob
- 2 Decent Sized Bedrooms
- Fully Tiled 3 Pc Bathrm - Shwr over Bath
- Attic Room/Occasional 3rd Bedroom
- PVC Double Glazing & Gas CH
- Ideal for FTB's or Rental Investors





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

PVC double glazed entrance door, with a window light above. Stairs to the first floor and a radiator.

Through Living Room & Dining Room

Living Room

13' 9" x 11' 10" into alcoves (4.19m x 3.61m into alcoves)

This good sized room is laid with wood finish laminate flooring and has a display recess in the chimney breast, a pvc double glazed window and a radiator. There is an archway between this room and the dining room.

Dining Room

11' 5" into alcoves x 11' 2" (3.48m into alcoves x 3.40m)

Also laid with wood finish laminate flooring, this second reception room has a fireplace, fitted with a living flame gas fire, a pvc double glazed window and a radiator.

Kitchen

8' 10" x 7' 10" (2.69m x 2.39m)

The tiled kitchen is fitted with painted wood fronted units, laminate worktops and a single drainer sink, with a mixer tap. It also has a built-in electric oven, a gas hob, with an extractor hood over, plumbing for a washing machine, two pvc double glazed windows, a radiator, under-stairs storage area, with fitted shelves, and a pvc double glazed external door.

First Floor

Landing

PVC double glazed window, spindled balustrade and enclosed stairs to the second floor.

Bedroom One

12' 1" x 11' 2" (3.68m x 3.40m)

This double room has a pvc double glazed window, radiator, under-stairs storage cupboard and a curtain fronted wardrobe space incorporating shelving.

Bedroom Two

9' 5" into recess x 8' 8" (2.87m into recess x 2.64m)

Providing a large single or small double room, with a pvc double glazed window and radiator. It also houses the wall mounted gas condensing combination boiler.

Bathroom

Fully tiled and fitted with a three piece white suite, comprising a corner bath, with an electric shower over, a w.c. and a wash hand basin, with a cupboard below and wall cabinet above, incorporating a vanity mirror. Radiator.

Second Floor

Attic

13' 7" less stairwell x 10' 6" (4.14m less stairwell x 3.20m)

A great room, which could serve many purposes, including an occasional third bedroom, with a double glazed Velux style window, incorporating a black out blind, a radiator and boarded under-eaves storage.

Outside

Rear

Enclosed, paved yard.

Directions

Proceed from our office on Church Street into Skipton Road. Go past the Holy Trinity Church set up on the left and Stanley House Vets on the right then, just before the 'T' junction, turn left into Ash Grove and then first right into Leonard 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

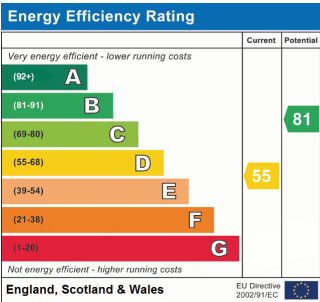
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

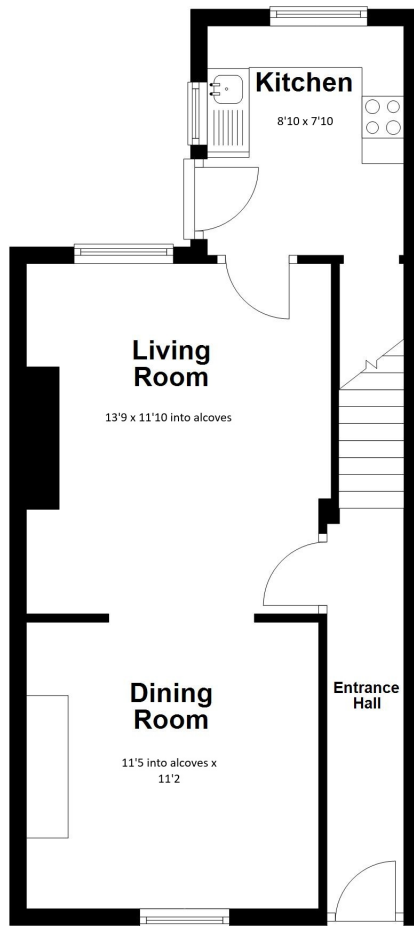
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FLOORPLAN

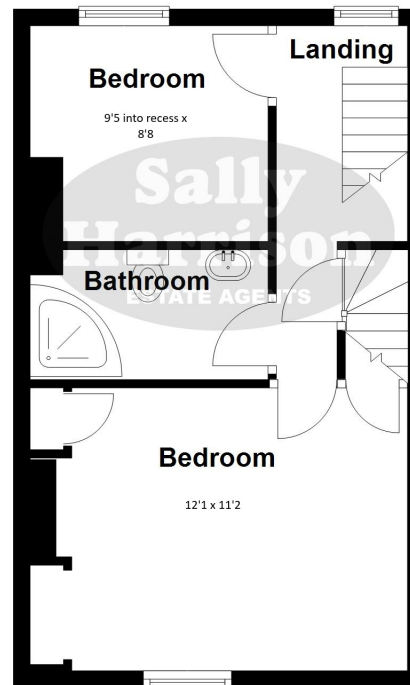
Ground Floor

Approx. 41.7 sq. metres (448.3 sq. feet)



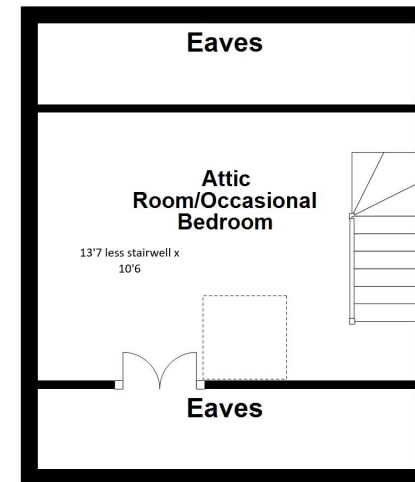
First Floor

Approx. 34.9 sq. metres (376.2 sq. feet)



Second Floor

Approx. 24.1 sq. metres (259.9 sq. feet)



Total area: approx. 100.7 sq. metres (1084.3 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.