





PROPERTY DESCRIPTION

Set in a highly desirable location, just off Stoney Bank Road, close to the beautiful open countryside surrounding the area, this superior end terraced house is one in a short row of three and has the advantage of being situated on an unusually large plot for this type of property. Having the benefit of a driveway, providing off road parking for two cars and good sized gardens to the front, side and rear, this delightful dwelling offers tastefully presented, nicely proportioned living space, which should prove of interest to a wide range of prospective buyers and is strongly recommended for an early viewing.

FEATURES

- End House in Short Row of 3
- Desirable, Traffic Free Loc on the Outskirts
- Good Sized Plot & Lovely Gardens
- Lounge with Stove & French Doors
- Open Plan Dining Rm & Br'kfst Kitchen
- Stylish Ftd Kitchen with Built-in Appliances
- Useful Utility Rm & Ground Floor WC
- 3 FF Bedrms - All with Open Aspect/Views
- Fabulous 4 Pc Bathrm with Sep. Shower
- Drive/Off Rd Parking for 2 Cars
- PVC DG & GCH - Early Vwg Highly Rec
- Close to Beautiful Open Countryside





ROOM DESCRIPTIONS

Ground Floor

Entrance

Attractive composite entrance door, leading into the breakfast kitchen.

Open Plan Breakfast Kitchen & Dining Room

This open plan area is ideal for modern day family living.

Breakfast Kitchen

10' 11" into recess x 8' 8" plus recess (3.33m into recess x 2.64m plus recess)
Stylishly refurbished with a good range of modern units and drawers, granite effect laminate worktops and breakfast bar, with matching upstands, and a one and a half bowl sink, with a mixer tap. It also has a built-in electric oven, an electric induction hob, with a stainless steel extractor canopy over, and an integral fridge/freezer and dishwasher. The kitchen is laid with superior quality wood finish laminate flooring, which extends throughout the majority of the ground floor rooms, and has a pvc double glazed window, radiator and downlights recessed into the ceiling.

Utility Room

Always a useful attribute in any family home, the utility room has fitted wall units and a worktop, plumbing for a washing machine, space for a tumble dryer, a radiator, wood finish laminate flooring, downlights recessed into the ceiling and a good sized under-stairs storage area, with fitted shelves.

Ground Floor WC

Fitted with a two piece white suite, comprising a pedestal wash hand basin, with a mixer tap, and a w.c. It also houses the wall mounted gas condensing combination central heating boiler, has pvc double glazed windows, a radiator, downlights recessed into the ceiling and wood finish laminate flooring.

Dining Room

13' 9" x 12' 7" into alcoves (4.19m x 3.84m into alcoves)
This lovely room is laid with attractive wood finish laminate flooring, has a pvc double glazed, arched feature window, from which there are wonderful views, a contemporary upright radiator, downlights recessed into the ceiling and door giving access to the stairs to the first floor. It also has part glazed double doors opening into the lounge.

Lounge

15' 11" into alcoves x 11' 8" (4.85m into alcoves x 3.56m)
This spacious, extremely pleasant and inviting room features a fireplace, recessed into the chimney breast, fitted with multi-fuel log burning stove, set on a stone hearth, with a base cupboard built into one chimney breast alcove and wall mounted display shelves in the other one. PVC double glazed French doors open out onto the delightful garden at the rear and the room has a contemporary upright radiator, wood finish laminate flooring and downlights recessed into the ceiling.

Small Inner Hall

Radiator and stairs to the first floor, illuminated by tread lighting.

First Floor

Landing

Built-in wardrobe and shelved cupboard, with additional storage above, a balustrade, downlights recessed into the ceiling and access, via a retractable wooden ladder, to the boarded loft space, which has an electric light.

Bedroom One

12' 10" x 9' 11" into alcoves (3.91m x 3.02m into alcoves)
A very pleasant, light and airy double room, benefitting from the gorgeous rural views over the surrounding countryside, with a pvc double glazed window, radiator and downlights recessed into the ceiling.

Bedroom Two

12' 9" x 8' 9" into alcoves (3.89m x 2.67m into alcoves)
A second double room, which enjoys a lovely open aspect over the gardens of neighbouring properties, with views beyond, and has a pvc double glazed window, radiator and downlights recessed into the ceiling.

Bedroom Three

9' 8" x 6' 5" (2.95m x 1.96m)
A decent sized single room, with a pvc double glazed window, enjoying the open outlook from the rear, downlights recessed into the ceiling and a radiator.

Bathroom

9' 0" x 7' 5" (2.74m x 2.26m)
The larger than average, tastefully refurbished bathroom is half tiled, with a tiled floor, and has a four piece white suite, comprising a shower cubicle, fitted with a fixed 'rainfall' style shower head, plus an additional, flexible hand-held shower head, a double ended, free standing bath, with a mixer tap/shower attachment, a wash hand basin, with a mixer tap, set into a base cupboard unit, with an illuminated vanity mirror above, and a w.c. PVC double glazed, frosted glass window, chrome finish radiator/heated towel rail, an extractor and downlights recessed into the ceiling.

Outside

Front/Side/Rear

The house is set on a good sized plot, surrounded by a substantial garden, just one of the many highlights of this lovely family home. There is a large, 'L' shaped lawn at the side and rear of the house, with a border stocked with a variety of shrubs and flowering plants. There are also pebble covered areas, a pvc garden shed, external lights and an external cold water tap. The front has been opened up to provide off road parking for two cars.

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 first bend, turn left into School Lane. Continue to the end of School Lane, go over the small bridge into Water Street. From Water Street continue on into Stoneybank Road, go up the hill and then take the fourth right turning into Pleasant View.

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

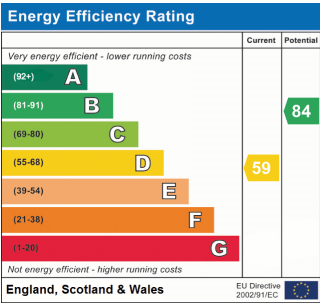
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

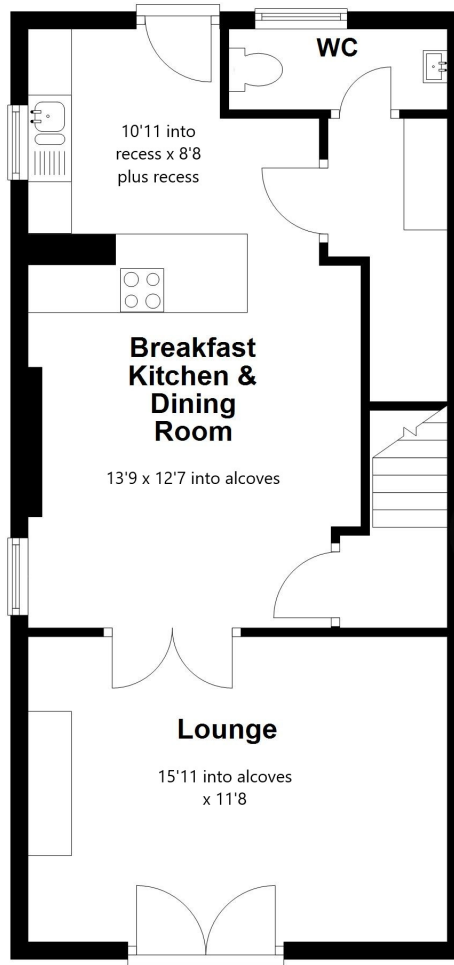
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FLOORPLAN

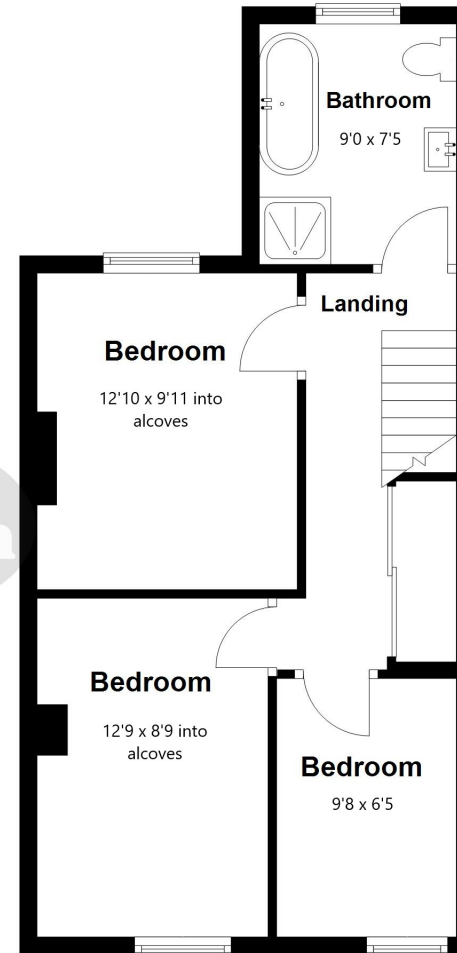
Ground Floor

Approx. 50.9 sq. metres (548.0 sq. feet)



First Floor

Approx. 43.4 sq. metres (467.4 sq. feet)



Total area: approx. 94.3 sq. metres (1015.4 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.

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