







## PROPERTY DESCRIPTION

We are delighted to offer for sale this extremely appealing end terraced house, which has the considerable advantage of a detached garage, a driveway, providing tandem off road parking for two cars and a charming, enclosed garden and patio at the rear. This beautiful home is well presented and tastefully furnished throughout and boasts a whole host of desirable and impressive attributes. Internal viewing is absolutely essential in order to fully appreciate this exceptional abode, which should prove of interest to a wide range of prospective buyers, is situated in a particularly sought after location, just a short walk from Sough Park and the lovely open countryside surrounding the village.

## FEATURES

- Impressive End Hse in Popular Village
- Pleasing Location - Close to Sough Park
- Well Presented & Tastefully Furnished
- Porch, Hall & Lounge with French Doors
- Dining Room with F'place & Gas Stove
- Stylishly Ftd Kitchen inc. Dble Oven & Hob
- 2 FF Bedrms with Ftd W'robes - 1 En-Suite
- Superb Bathrm & Fabulous C'nvrted Loft
- Garage, Prkg for 2 Cars & Delightful Garden
- Internal Viewing Highly Recommended





# ROOM DESCRIPTIONS

## Ground Floor

### Entrance Porch

Attractive composite entrance door, with a matching window at one side. Tiled floor, wall light point and a lovely, quality oak internal door, also with a window at one side, leading into the hall.

### Hall

Open staircase to the first floor, with a spindled balustrade and under-stairs storage cupboard, which has plumbing for a washing machine. Meter cupboard.

### Through Dining Room and Lounge

#### Dining Room

12' 6" into alcoves x 10' 11" (3.81m into alcoves x 3.33m)

A delightful room, which is laid with oak flooring and features a fireplace, recessed into the chimney breast, fitted with a gas stove. It also has a pvc double glazed bay window, radiator and an open archway into the lounge.

#### Lounge

13' 0" plus recess x 11' 4" (3.96m plus recess x 3.45m)

This good sized, extremely pleasant second reception room is also laid with same high quality oak flooring as the dining room and has pvc double glazed French doors, opening out to the charming garden and patio at the rear, and a radiator.

### Kitchen

13' 0" plus recess x 7' 7" (3.96m plus recess x 2.31m)

Stylishly fitted with a good range of modern shaker style units and drawers, solid wood worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. It also has a built-in electric double oven/grill, an electric hob, with a stainless steel extractor canopy over, plumbing for a dishwasher, concealed lighting under the wall units and downlights recessed into the ceiling. The floor is tiled and there is also a pvc double glazed window and pvc double glazed, frosted glass external door.

## First Floor

### Landing

Spindled balustrade, a radiator, pvc double glazed, frosted glass window and stairs giving access to the converted loft room.

### Bedroom One

12' 6" x 10' 10" to wardrobe fronts (3.81m x 3.30m to wardrobe fronts)

A fabulous, spacious room, which has built-in wardrobes and shelved cupboards, which extend almost the full length of one wall, with mirror fronted sliding doors, a pvc double glazed window, radiator and downlights recessed into the ceiling.

### En-Suite Shower Room

A particularly beneficial addition to this beautiful home, the fully tiled shower room is attractively furnished with a three piece white suite, comprising a shower cubicle, with a 'rainfall' style shower, a w.c. and a pedestal wash hand basin, with a mixer tap and vanity mirror above. The floor is tiled and there is also a built-in storage cupboard, which houses the gas combination central heating boiler, a pvc double glazed, frosted glass window, downlights recessed into the ceiling and a chrome finish radiator/heated towel rail.

### Bedroom Two

9' 9" into recess x 8' 4" (2.97m into recess x 2.54m)

Enjoying the pleasant aspect from the front, this second bedroom is also a decent size and has a pvc double glazed window, radiator, built-in, mirror fronted double wardrobe and an under-stairs storage cupboard, with fitted shelves.

### Bathroom

8' 1" x 7' 2" (2.46m x 2.18m)

The half tiled family bathroom is yet another alluring attribute of this lovely home and is fitted with a three piece white suite, comprising a corner 'Jacuzzi' style bath, with a mixer tap, shower attachment and ceiling height tiled splashback, a w.c. and a pedestal wash hand basin, with a mixer tap and vanity mirror above. PVC double glazed, frosted glass window, chrome finish radiator/heated towel rail, downlights recessed into the ceiling and a tiled floor.

## Second Floor

### Converted Loft Room

12' 8" reducing to 10' 10" x 12' 6" (3.86m reducing to 3.30m x 3.81m)

Currently used as an occasional third double bedroom, this fantastic additional room could serve any number of purposes and has a double glazed Velux window, two wall mounted electric radiators, downlights recessed into the ceiling and under-eaves storage.

## Outside

### Front/Side

Flagged and garden forecourt. The tarmac driveway at the side of the house provides tandem off road parking for two vehicles and leads to the garage. A gate at the side of the garage gives access into the rear garden and there are external lights.

### Garage

8' 5" x 7' 1" (2.57m x 2.16m) - Front Utility Area

10' 7" x 8' 5" (3.23m x 2.57m) - Rear Storage Area

The garage has an up and over door and is currently divided into two parts by an internal partition. The one at the front is used as a utility area and has fitted units and worktops, electric power and light and a personal door giving access to and from the rear garden. The second area, at the rear, provides excellent storage space and has a window. It could easily be changed back to its original layout in order to accommodate garaging a car.

### Rear

An alluring asset of this delightful home, the nice sized, enclosed garden and patio at the rear consists of a lawn, with a garden border, and the remainder is laid with natural stone flags. It is surrounded and screened on two sides by attractive timber fencing and has an external light.

### Directions

Proceed out of Barnoldswick along Kelbrook Road. Go past West Craven High School, down the hill, straight through the crossroads in Salterforth and on to the large roundabout at the end of Kelbrook Road. Take the first exit off the roundabout onto A56/Colne Road (signposted for Earby and Skipton), go through Kelbrook into Sough and the house is on the right, set slightly back from the main road, just before the park 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.

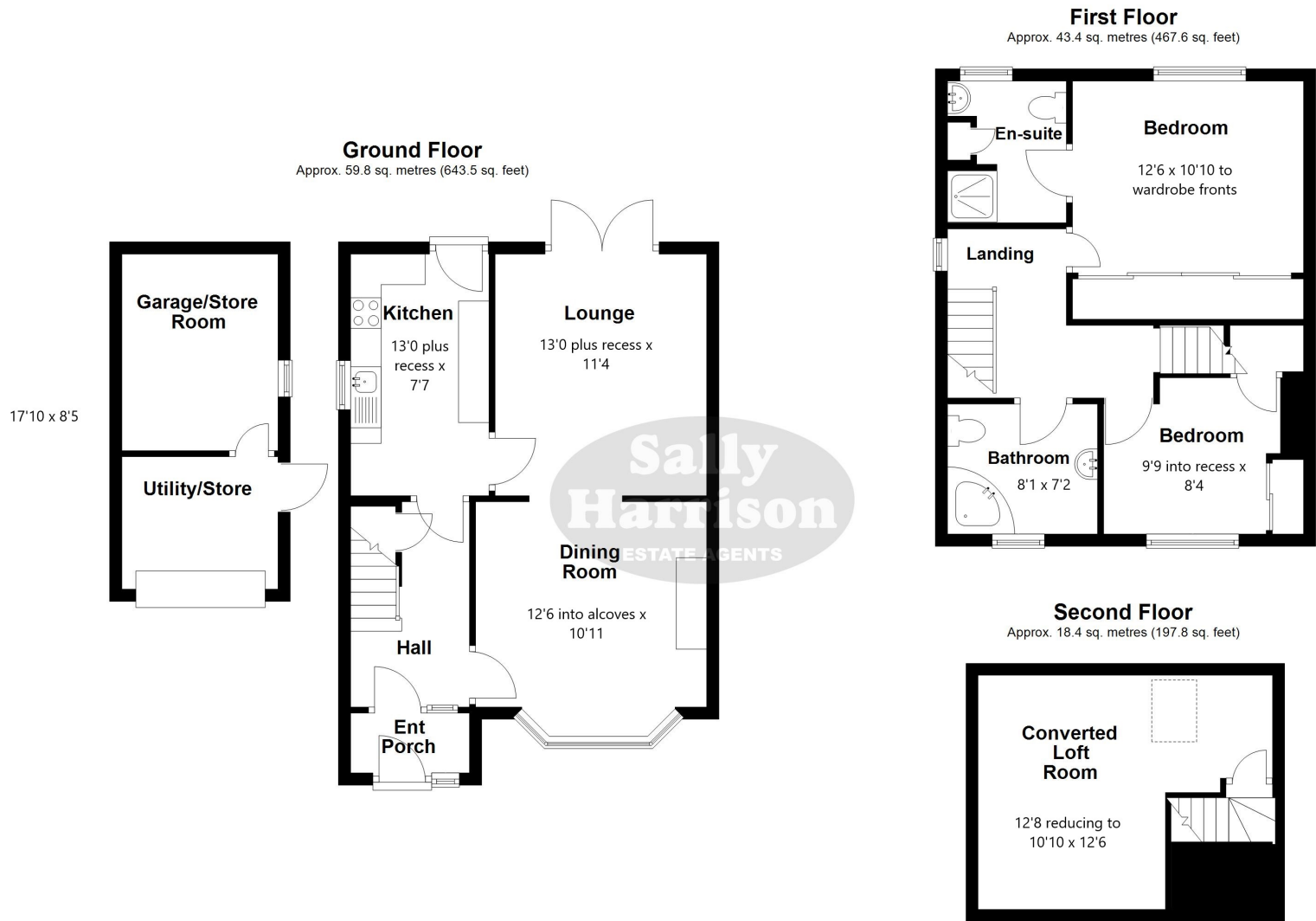
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| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+)                                       | 59      | 81                      |
| A   |         |                         |
| (81-91)                                     |         |                         |
| B   |         |                         |
| (69-80)                                     |         |                         |
| C   |         |                         |
| (55-68)                                     |         |                         |
| D   | 59      |                         |
| (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. 121.6 sq. metres (1308.9 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 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.

