





PROPERTY DESCRIPTION

Early viewing is strongly recommended on this stone built mid terraced house, which is tidily presented and maintained and located in a popular residential area, off Skipton Road. Particularly suitable as a starter home for a first time buyer, or an excellent rental investment for a speculator, this charming home provides nicely proportioned living space and is conveniently situated within comfortable walking distance of the town centre amenities, Victory Park, two primary schools and a children's nursery.

Having the benefit of pvc double glazing and gas central heating, the accommodation briefly comprises a pleasant sitting room, which has a Limestone fireplace fitted with an electric fire and an open plan living/dining room and kitchen. The good sized living/dining room also has a Limestone fireplace fitted with an electric fire and the kitchen has fitted units with a built-in electric oven and hob. On the first floor are two decent sized bedrooms, both having built-in wardrobes with overhead storage cupboards, and a bathroom, which has a three piece white suite, with a shower over the bath.

There is an enclosed yard at the rear and an attached outbuilding/external utility, which has plumbing for a washing machine and provides excellent storage space.



FEATURES

- Terr House - Ideal Starter Home for FTB's
- Tidily Pres'td & Nicely Proportioned Acc.
- Popular Res. Area - Handy for Amenities
- Sitting Room with F'place & Elec Fire
- Open Plan Living/Dining Rm & Kitchen
- Ftd Kitchen - Built-in Electric Oven & Hob
- 2 Good Sized Bedrms with Built-in W'robes
- 3 Pc Bathrm - White Suite & Shwr over Bath
- Attached Outbuilding/External Utility
- PVC DG & GCH - Excellent Rental Inv'stmnt





ROOM DESCRIPTIONS

Ground Floor

Entrance

PVC double glazed, frosted glass entrance door, with a pvc double glazed, frosted glass window light above, opening into the sitting room.

Sitting Room

11' 6" plus alcoves x 11' 0" plus recesses (3.51m plus alcoves x 3.35m plus recesses)

This pleasant room features a limestone fireplace and hearth, fitted with an electric fire, and has a picture rail, pvc double glazed window, radiator and stairs leading to the first floor.

Open Plan Living/Dining Kitchen

13' 0" x 12' 9" into alcoves (3.96m x 3.89m into alcoves) plus 7' 10" x 5' 7" (2.39m x 1.70m)

The second reception room and kitchen have been opened up to create more useable space, a particularly beneficial improvement, and the spacious family living/dining area has a limestone fireplace and hearth, fitted with an electric fire, a pvc double glazed window, a radiator and a useful under-stairs cupboard/pantry, which has an electric light. The kitchen is fitted with units and drawers, laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. It also has a built-in electric oven, an electric hob, with an extractor hood over, a pvc double glazed window and pvc double glazed external door.

First Floor

Landing

Access to the loft space.

Bedroom One

11' 6" plus alcoves x 11' 0" (3.51m plus alcoves x 3.35m)

This good sized room has two built-in wardrobes, with storage cupboards above, a pvc double glazed window and a radiator.

Bedroom Two

12' 7" to wardrobe front x 6' 1" (3.84m to wardrobe front x 1.85m)

A decent sized single room, which has a built-in wardrobe, with a storage cupboard above, a radiator and pvc double glazed window.

Bathroom

Fitted with a three piece white suite, comprising a double ended bath, with a shower over, tiled splashback and a glazed shower screen, a wash hand basin and a w.c. It also houses the wall mounted gas combination central heating boiler, has a pvc double glazed, frosted glass window and chrome finish radiator/heated towel rail.

Outside

Rear

Enclosed yard with an outbuilding/external utility - 8' 10" x 4' 9" (2.69m x 1.45m) - which provides useful storage space and has plumbing for a washing machine, a window and electric power and light.

Directions

Proceed from our office on Church Street into Skipton Road. Go past the Holy Trinity Church set up on the left, continue on to the 'T' junction and turn left. Turn right at the mini roundabout, continuing on Skipton Road, and then take the first left turning into Bairstow 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.

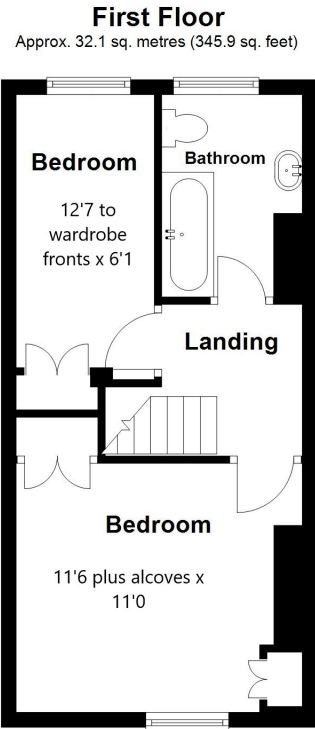
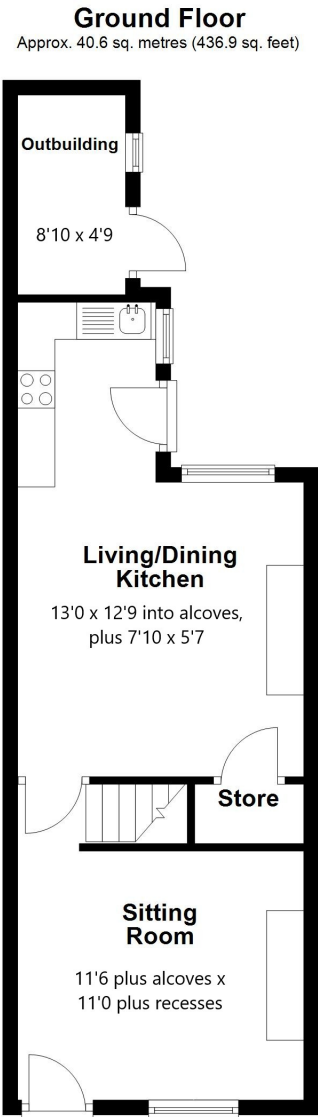
House to Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	64	86
(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. 72.7 sq. metres (782.8 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.

