





PROPERTY DESCRIPTION

Situated in a desirable cul-de-sac position, in a highly sought after location, and having the benefit of far reaching views from the rear, this modern detached provides an excellent family home and is beautifully presented and tastefully furnished throughout. Early viewing is strongly recommended on this extremely appealing abode, which would be suitable for a wide range of prospective buyers and is conveniently situated within easy reach of the town centre shops, cafes and other amenities as well as being within easy reach of West Craven High School and Church Primary School.

FEATURES

- Superb, Modern Detached House
- Beautifully Presented & Tastefully Furnished
- Excellent Family Home in Good Location
- Far Reaching Views from the Rear
- Hall & Lounge with Limestone Fireplace
- Large, Impressive Dining Kitchen inc. Appl'ces
- Useful Utility Rm & Conservatory with Views
- 3 Decent Sized Bedrms - 1 with Dressing Area
- Nursery/Study, En-Suite & Family Bathrm
- Drive, Small Garage & Delightful Garden
- PVC Double Glazing & Gas Central Heating
- Early Viewing Strongly Rec. - No Chain





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

PVC double glazed, frosted glass entrance door, with a matching window panel to one side. Stairs to the first floor, radiator and wall mounted coat hooks.

Lounge

13' 9" x 10' 11" into recess (4.19m x 3.33m into recess)
This charming room features an attractive limestone fireplace, with built-in downlights, and has a pvc double glazed window and a radiator.

Dining Kitchen

23' 3" x 8' 9" plus recesses (7.09m x 2.67m plus recesses)
A very large and extremely impressive room, which is stylishly furbished and well equipped with modern, gloss fronted units, a single drainer sink, with a mixer tap and wood finish laminate worktops, with matching splashbacks and upstands, which extend into a breakfast bar. It also has a range of built-in Neff appliances, including a self cleaning electric oven, a microwave oven, an electric induction hob, with an extractor above, and an integral fridge and dishwasher. The room is laid with tile effect flooring, has two pvc double glazed windows both of which benefit from far reaching views, an under-stairs storage cupboard, two radiators and a double glazed sliding patio door opening into the conservatory.

Conservatory

9' 10" x 7' 0" plus recess (3.00m x 2.13m plus recess)
Overlooking the lovely garden, with long distance views beyond, the pvc double glazed conservatory is a particularly beneficial addition to this alluring home and has a radiator, electric power and light and pvc double glazed French doors leading out to the garden.

Utility Room

7' 9" x 7' 1" (2.36m x 2.16m)
Always a useful attribute in a family home, the utility room is fitted with gloss fronted units and wood finish laminate worktops, with matching upstands, and has plumbing for a washing machine, space for a condenser tumble dryer, a pvc double glazed window, radiator, downlights recessed into the ceiling and tile effect flooring.

First Floor

Landing

Access to the loft space and an over-stairs shelved storage cupboard.

Primary Bedroom Suite - Bedroom

13' 8" x 8' 6" (4.17m x 2.59m)
This double room has a pvc double glazed window, with an open aspect, a radiator and wall light points.

Dressing Room

Fitted with wood finish furniture, including wardrobes and a drawer unit.

En-Suite Bathroom

8' 1" x 5' 6" (2.46m x 1.68m)
Fitted with a modern white three piece suite, comprising a freestanding, double ended bath, with a waterfall mixer tap, a wash hand basin, with a drawer below, and a w.c., this attractively furbished bathroom also has a pvc double glazed window, radiator and downlights recessed into the ceiling.

Bedroom Two

13' 0" x 8' 1" (3.96m x 2.46m)
This second double room has the advantage of magnificent, far reaching views from the pvc double glazed window and has a radiator.

Bedroom Three

9' 6" x 7' 7" (2.90m x 2.31m)
Providing a large single or small double room, with a radiator and pvc double glazed window, from which there is a pleasant outlook.

Nursery/Study

6' 2" x 5' 10" (1.88m x 1.78m)
This room has a radiator and pvc double glazed window.

Outside

Front

Double width, tarmac covered drive, providing off road parking for 2 or 3 cars. An Indian stone flagged pathway leads down the side of the garage to the rear garden.

Garage

9' 4" x 8' 0" (2.84m x 2.44m)
Ideal for storing motorbikes and bicycles, the garage has an up and over door, electric power and light, a cold water tap and houses the gas condensing combination central heating boiler.

Rear

Another highlight of this extremely alluring abode, the delightful, split level garden has been attractively designed, with easier maintenance in mind. The upper level, directly behind the house, is laid with Indian stone flags and has a further pebble covered patio, with a contemporary chrome and glass balustrade, then steps lead down to the lower level, which is laid with artificial grass. There is also a cold water tap, an external electric power point and external light.

Directions

Proceed from our office on Church Street into Manchester Road, go up the hill and then turn left, opposite The Greyhound Pub, into Park Avenue, then take the second left turning into York Street, then follow the road round the right hand bend into York Fields.

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

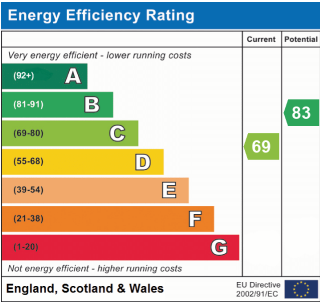
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

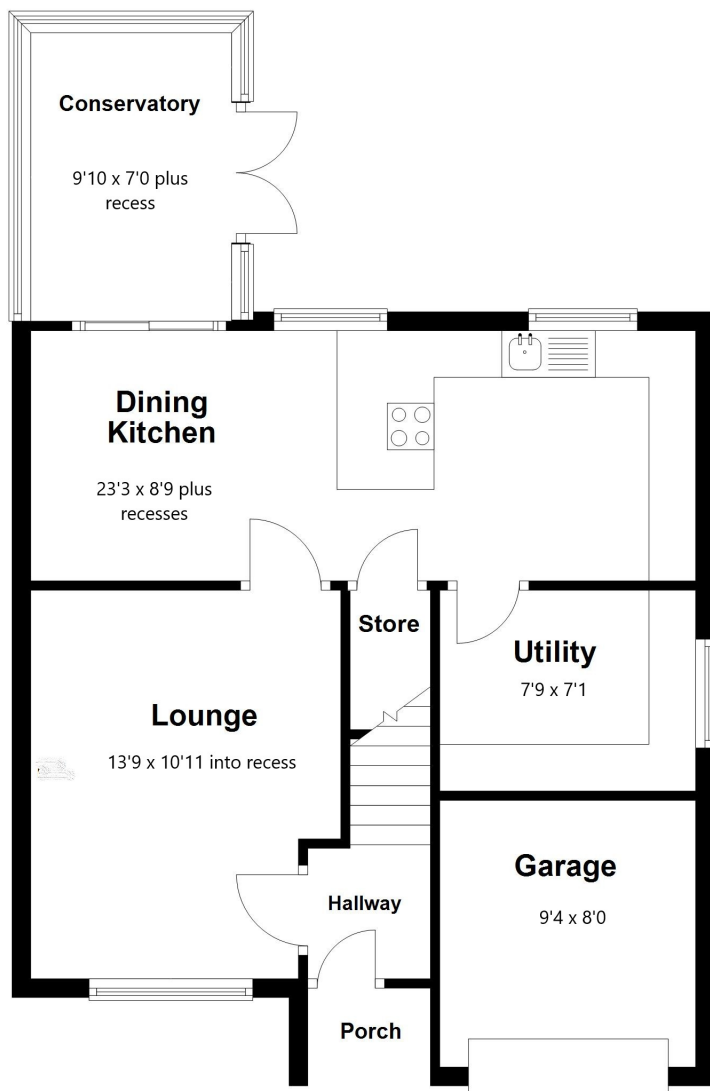
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FLOORPLAN

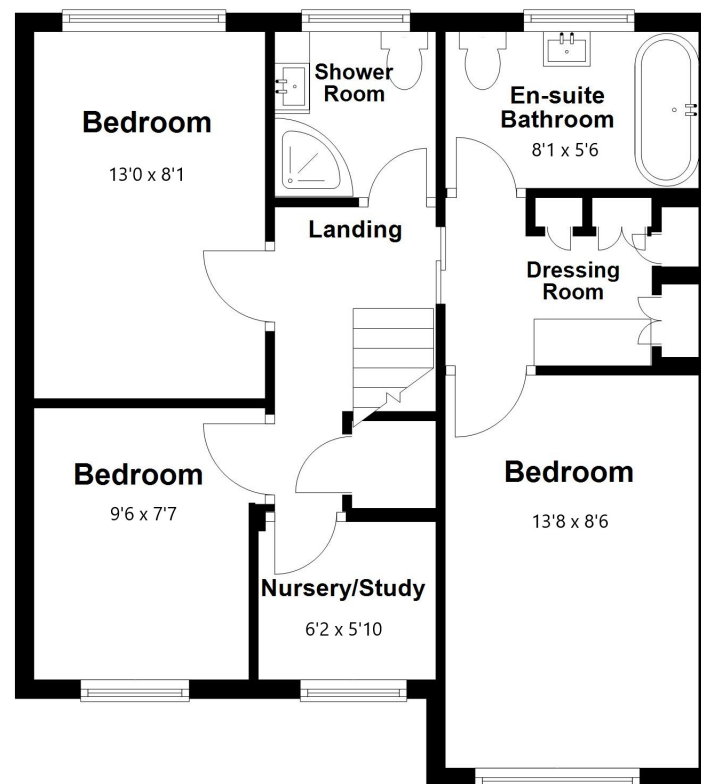
Ground Floor

Approx. 60.1 sq. metres (646.4 sq. feet)



First Floor

Approx. 52.1 sq. metres (560.6 sq. feet)



Total area: approx. 112.1 sq. metres (1207.0 sq. feet)