





PROPERTY DESCRIPTION

We are delighted to offer for sale this deceptively spacious semi-detached bungalow, which is set on a prime corner plot, located towards the outskirts of town yet conveniently situated close to the parade of shops on Gisburn Road. This appealing abode provides tidily presented living space, which requires some cosmetic improvement, and would be ideal for a wide range of prospective buyers, particularly those looking for a retirement home. Having the advantage of beautifully tended gardens and an attached garage with a parking space in front, early viewing is highly recommended so not to be missed.

FEATURES

- Deceptively Spacious Semi-Det Bungalow
- Located in a Sought After Residential Area
- Tidily Pres'td, Req's some Cosmetic Updating
- Beautifully Tended Gardens & Attached Garage
- Hall, Lounge - Patio Doors, F'place & Gas Fire
- Dining Kitchen - Built-in Oven/Hob & Dishwasher
- 3 Decent Sized Bedrooms - 1 Fitted Furniture
- Maj. Tiled 3 Pc Bathroom - Shower Over Bath
- PVC Double Glazing & Gas Central Heating
- Early Viewing Highly Recomm. - NO CHAIN





ROOM DESCRIPTIONS

Entrance Hall

PVC double glazed, frosted glass entrance door. Radiator.

Lounge

15' 0" plus recess x 14' 2" (4.57m plus recess x 4.32m)

A very generously proportioned room, which has a pvc double glazed sliding patio door, opening onto the delightful garden at the rear, and features a stained wood fire place, with a marble inset and hearth, fitted with a living flame gas fire. It also has a radiator, wall light points and a pvc double glazed window.

Dining Kitchen

14' 2" x 8' 1" plus recess (4.32m x 2.46m plus recess)

The good sized kitchen is fitted with light wood finish 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, a gas hob, with an extractor hood over, an integral dishwasher, pvc double glazed window, radiator and a door giving internal access into the garage.

Bedroom One

10' 3" into bed recess x 9' 8" to wardrobe fronts (3.12m into bed recess x 2.95m to wardrobe fronts)

This double room is extensively fitted with furniture, to include wardrobes, storage cupboards, drawer units and a small dressing table, and has a pvc double glazed window and a radiator.

Bedroom Two

10' 7" x 8' 2" (3.23m x 2.49m)

This second double room has a pvc double glazed window and a radiator.

Bedroom Three

9' 6" x 8' 2" (2.90m x 2.49m)

Providing a large single or small double room and having a pvc double glazed window, with an open aspect, and a radiator.

Bathroom

10' 3" x 4' 11" (3.12m x 1.50m)

Majority tiled and fitted with a three piece suite, comprising a bath, with a shower over, a w.c. and a pedestal wash hand basin, with a vanity mirror above. Radiator, extractor fan and access to the loft space.

Outside

Front/Side

There are lawned gardens to the front and side of the bungalow, with surrounding borders, and a paved path, between the lawns, leads to the front entrance and a small paved patio. External light.

Garage & Parking

19' 6" plus recess x 8' 5" (5.94m plus recess x 2.57m)

Attached to the side of the bungalow, the garage is a good size and has an up and over door, a pvc double glazed window, plumbing for a washing machine, a wall mounted electric heater, cold water tap and a pvc double glazed, frosted glass personal door. It also has electric power and light and houses the wall mounted gas condensing combination central heating boiler. A tarmac covered drive in front of the garage provides off road parking space.

Rear

A particularly alluring attribute of this desirable bungalow, the beautifully tended garden to the rear has a lawn, with raised flowerbeds, which are stocked with a variety of small trees, shrubs and flowering plants, with a water feature in one. There are also two Indian stone flagged patios, a timber shed, an arbour and external light.

Directions

Proceed from our office on Church Street into Skipton Road. Go past the Holy Trinity Church set up on the left, continue to the 'T' junction and turn left. Go straight ahead at the mini roundabout into Gisburn Road, continue on past the two parades of shops on the left and then take the second left turning into Fernbank Avenue and the property is on the left.

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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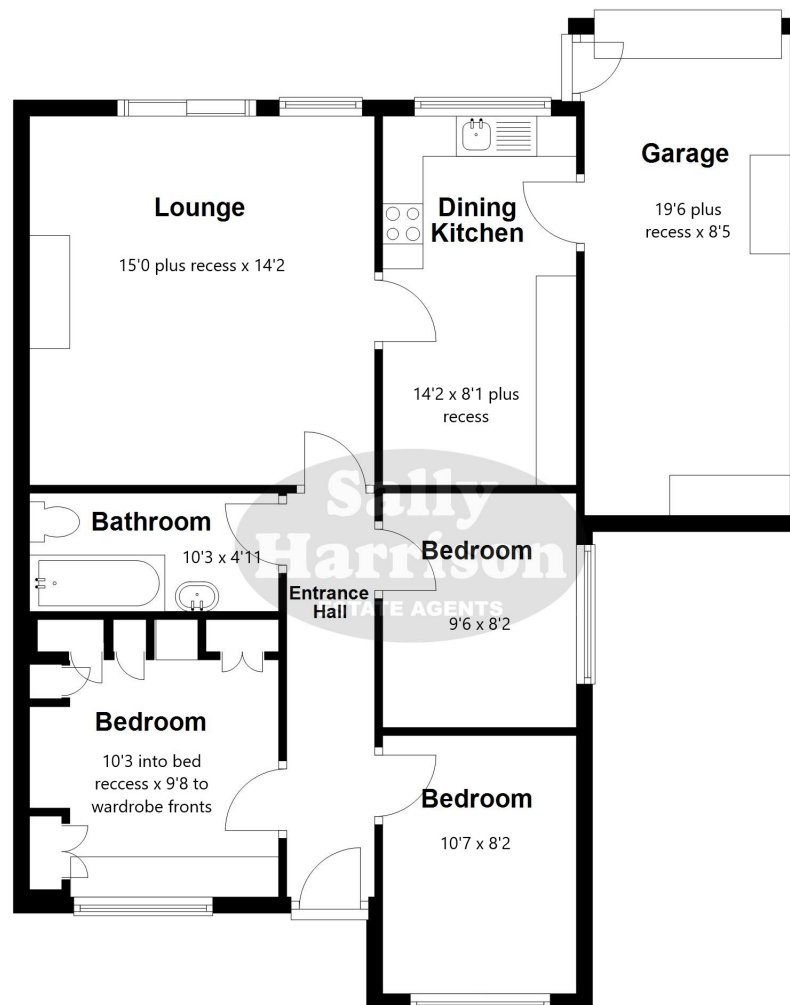


| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |

FLOORPLAN

Ground Floor

Approx. 84.9 sq. metres (914.1 sq. feet)



Total area: approx. 84.9 sq. metres (914.1 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.

