



**63 Waterfall Cottage, Water Street, Earby,
Lancashire BB18 6RA**



PROPERTY DESCRIPTION

Early viewing is strongly recommended on this beautiful, garden fronted mid terraced cottage, which is well presented and attractively furnished throughout and provides nicely proportioned living space, with all the rooms being a good size. Ideal for a wide range of prospective buyers, particularly those looking to be within easy reach of amenities, this extremely appealing dwelling is situated just off the town centre itself, just a level walk to shops, caf  s, the doctor's surgery and the bus station.

Complemented by hardwood double glazing and gas central heating, the accommodation briefly comprises an entrance vestibule and an extremely pleasant living room, featuring a living flame gas fire set on a marble hearth, with built-in cupboards and display shelving on either side. The spacious dining kitchen is well equipped with wood fronted units, incorporating glass fronted display cabinets and stairs from this room lead to the first floor.

There are two generous double bedrooms, the smallest enjoying a lovely aspect from the rear, and the larger than average bathroom is fitted with a three piece white suite, with an electric shower over the bath.

The pretty front garden has a gravel covered area with raised flowerbeds, a pathway with garden beds on either side stocked with a variety of flowering and climbing plants, and at the rear is a charming patio/yard.

FEATURES

- Beautiful, Garden Fronted Terr Cottage
- Well Presented & Attractively Furnished
- Nicely Proportioned Living Space
- Easy Access to Shops & Other Amenities
- Entrance Vest & Pleasant Living Room - Gas Fire
- Spacious, Well Equipped Dining Kitchen
- Two Generous Double Bedrooms
- Bathroom, 3 Piece White Suite & Shower over Bath
- Pretty Front Garden & Rear Patio/Yard
- Hardwood Double Glazing & Gas Central Heating - Viewing Recommended.





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

Double glazed, frosted glass, composite entrance door. Tiled floor, meter cupboard and a part glazed door, set in a frosted glass surround, opening into the living room.

Living Room

14' 9" plus recess x 11' 5" (4.50m plus recess x 3.48m)
A truly delightful, very light and airy room, which is fitted with a living flame gas fire, set on a marble hearth, and has built-in cupboards, a niche fitted with display shelving, a double glazed window, with a window seat, a radiator and picture rail.

Dining Kitchen

12' 11" x 12' 2" plus recess (3.94m x 3.71m plus recess)
A generously sized and impressive room, the kitchen allows ample space for a dining table and is well equipped with plenty of wood fronted units, including glass fronted display cabinets, laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. The floor is tiled and there is space and wiring for an electric cooker, with an extractor hood over the cooker area, plumbing for a washing machine, two double glazed windows, a radiator, downlights recessed into the ceiling, stairs to the first floor and a built-in storage cupboard.

First Floor

Landing

Radiator and access to the loft space.

Bedroom One

15' 1" plus recess x 9' 4" (4.60m plus recess x 2.84m)
This spacious double room has two double glazed windows and two radiators.

Bedroom Two

12' 4" reducing to 8' 3 " less bulkhead of stairs x 8' 5" (3.76m reducing to 2.51m less bulkhead of stairs x 2.57m)
This second double room enjoys the pleasant aspect from the rear and has a double glazed window and a radiator.

Bathroom

12' 6" x 6' 9" reducing to 6' 0" (3.81m x 2.06m reducing to 1.83m)
The larger than average bathroom is fitted with a three piece white suite, comprising a bath, with an electric shower over, tiled splashback and glazed shower screen, a pedestal wash hand basin and a w.c. It also has a built-in shelved storage cupboard, housing the gas combination boiler, attractive wood effect tiled flooring, a radiator and an electric chrome finish heated towel rail.

Outside

Front

There is a pretty, cottage style garden, which consists of a gravel covered area, with a raised flowerbed, and further flower beds, directly in front of the cottage, bursting with a lovely variety of plants and there is also a well established clematis. A short stone flagged access path runs through the garden and there is pedestrian access to this property from Water Street over the bridge.

Rear

Enclose yard/patio, with a raised flowerbed and cold water tap. Please note that the owners/occupiers of 61 Water Street have a right of access through this area.

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 bend, turn left into School Lane. Continue to the end of School Lane, over the small bridge and continue straight ahead into Water 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

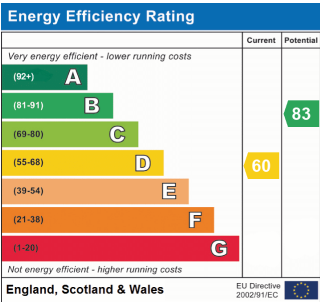
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

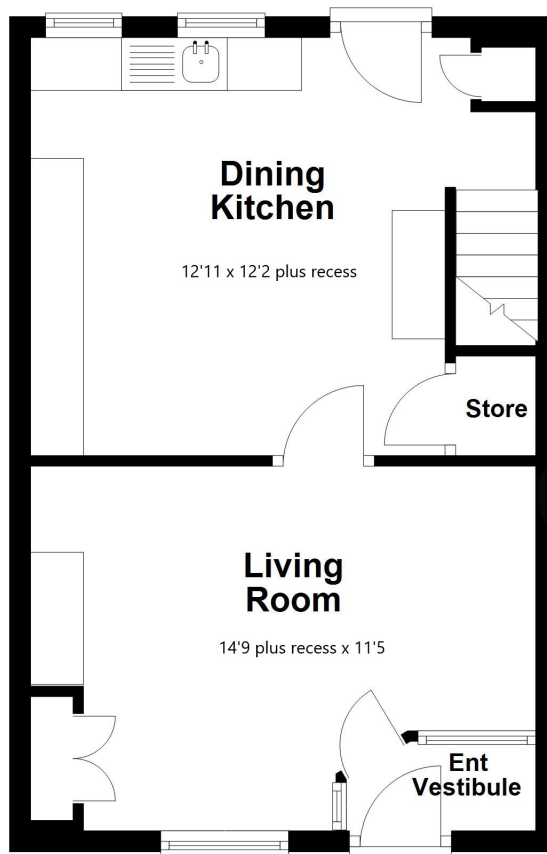
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FLOORPLAN

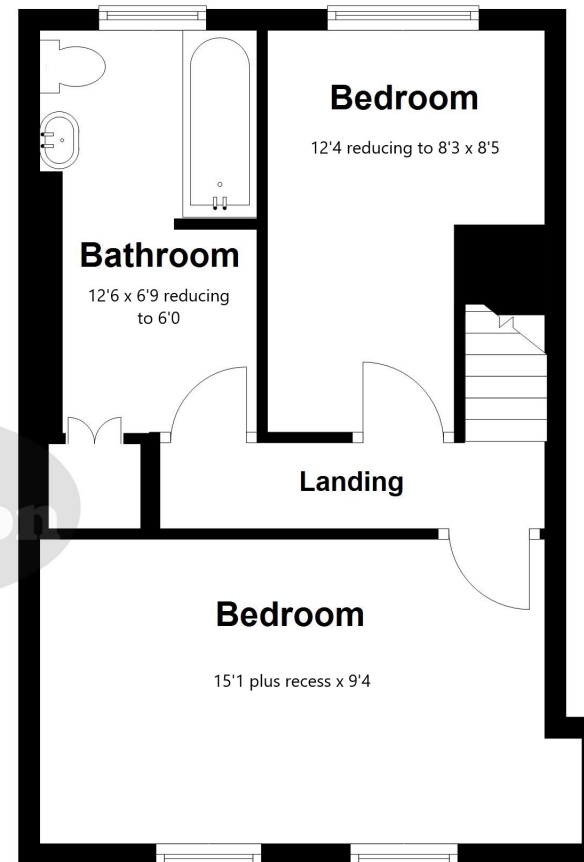
Ground Floor

Approx. 36.0 sq. metres (387.5 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.5 sq. feet)



Total area: approx. 73.0 sq. metres (786.0 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.

