





PROPERTY DESCRIPTION

This substantial garden fronted terraced house provides deceptively spacious accommodation, which is laid over four floors, and must be viewed to be fully appreciated. This lovely abode provides well presented living space and is conveniently located for access to amenities, being just a short walk away from the town centre shops and cafés, bus routes, Earby Community Centre and other facilities too, and would be absolutely ideal for first time buyers to gain a foothold on the property ladder, or for buyers with a growing family.

Complemented by pvc double glazing and gas central heating, the accommodation briefly comprises an entrance hall and a pleasant sitting room, which is laid with wood finish laminate flooring. The good sized living/dining room has a fireplace recessed into the chimney breast, with a carved, stained wood surround, fitted with a multi fuel stove, a kitchen with fitted units and a gas hob with a stainless steel extractor canopy over, and a large basement, which afford excellent storage space. There are two double bedrooms on the first floor and a bathroom, which is attractively fitted with a modern four piece white suite, incorporating a double ended bath and a larger than standard shower cubicle. On the second floor is an attic room, which offers a third decent sized bedroom.

To the rear, the enclosed yard is a great space, is partially covered with a canopy and has a tarmac covered area, which has previously been utilised for off road parking.

FEATURES

- Substantial Garden Fronted Terr House
- Well Presented Family Home
- Deceptively Spacious Acc. - Laid over 4 Floors
- Easy Walking Distance to Town Centre
- Hall & Sitting Rm with Wood Finish Flooring
- Living/Dining Rm with Fireplace & Stove
- Fitted Kitchen & Large Basement Room
- 3 Decent Sized Bedrooms inc. Attic
- Attractive 4 Pc Bathrm with Sep. Shower
- Enclosed Yard - Previously Used as Parking





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

PVC double glazed entrance door, with a window light above. Radiator and stairs to the first floor.

Sitting Room

11' 5" x 10' 9" into alcoves (3.48m x 3.28m into alcoves)

A very pleasant room, which is laid with attractive stained wood flooring and has pvc double glazed windows and a radiator.

Living/Dining Room

13' 1" into alcoves x 13' 1" (3.99m into alcoves x 3.99m)

This spacious second reception room features a fireplace, recessed into the chimney breast, with a carved, stained wood surround and fitted with a multi-fuel stove, set on a stone hearth. It is laid with wood finish laminate flooring, has a pvc double glazed window, radiator and door giving access to the stairs down to the basement room.

Basement Room

14' 1" into alcoves x 11' 5" (4.29m into alcoves x 3.48m)

A particularly useful attribute, the basement not only provides excellent storage space but could serve any number of other purposes besides, such as a workshop, hobby room or gym. It has a pvc double glazed window and electric power and light.

Kitchen

9' 1" x 7' 4" plus recess (2.77m x 2.24m plus recess)

The kitchen has fitted units, laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. It also has a gas hob, with a stainless steel extractor canopy over, plumbing for a washing machine, a pvc double glazed window, radiator, wall mounted gas combination central heating boiler and pvc double glazed, frosted glass external door.

First Floor

Landing

Enclosed stairs to the second floor.

Bedroom One

14' 8" into alcoves x 11' 3" (4.47m into alcoves x 3.43m)

This generous double room has two pvc double glazed windows, a radiator and a built-in storage cupboard.

Bedroom Two

10' 6" x 8' 6" into recess (3.20m x 2.59m into recess)

A second double sized room, with a pvc double glazed window and radiator.

Bathroom

10' 7" x 5' 5" extending to 5' 8" (3.23m x 1.65m extending to 1.73m)

The attractively furnished bathroom is fitted with a modern four piece white suite, comprising a double ended bath, a larger than standard shower cubicle, with a fixed 'rainfall' style shower head, plus an additional, flexible shower head, a wash hand basin, with mixer tap and a cabinet below, and a w.c. PVC double glazed, frosted glass window, radiator and quality Vinyl flooring.

Second Floor

Attic/Bedroom Three

13' 5" less stairwell x 10' 6" plus under-eaves recesses, with restricted headroom (4.09m less stairwell x 3.20m plus under-eaves recesses, with restricted headroom)

The good sized attic provides a third double room and has a double glazed Velux window.

Outside

Front

Garden forecourt.

Rear

A great space, the, sizeable enclosed yard at the rear is another advantageous asset of this excellent family home provides a decent sized play area for young children, but also allows enough space to provide off road parking, if required. It has timber double gates (not currently in use) and is partly tarmac covered, with the remainder being paved. The area directly behind the house and in front of the kitchen is sheltered by a canopy and there is a cold water tap in the yard.

Directions

Proceed into Earby, via Kelbrook and Sough, on the A56 along Colne Road, go past the Station Hotel and the house is on the right hand side.

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

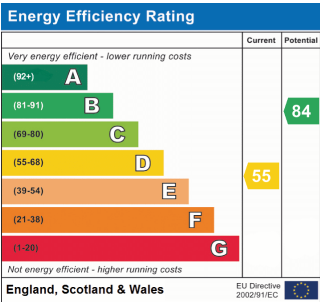
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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



Total area: approx. 139.7 sq. metres (1503.7 sq. feet)

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Plan produced using PlanUp.

