





PROPERTY DESCRIPTION

Early viewing is strongly recommended on this stone built mid terraced house, which is located in a popular residential area, off Skipton Road. Requiring general modernisation and improvement, this charming home is conveniently situated within comfortable walking distance of the town centre amenities, Victory Park, two primary schools and a children's nursery and would be perfect for first time buyers, or an excellent rental investment for a speculator.

Benefiting from pvc double glazing and and gas central heating, run by a Worcester gas condensing combination boiler, the accommodation briefly comprises, an entrance vestibule and a pleasant sitting room, with a wall mounted gas fire. The nice sized living/dining room has a fireplace with a gas fire and the extended kitchen is fitted with modern gloss fronted units, drawers and a built-in gas oven and hob, and there is a useful store room.

On the first floor are two decent sized bedrooms, and a bathroom fitted with three-piece suite, with an electric shower over the bath. At the rear there is an enclosed paved yard. NO CHAIN INVOLVED.



FEATURES

- Stone Built Mid Terraced House
- Short Walk from Town Centre Amenities
- Requires Updating & Modernising
- Ideal for FTB's or Rental Investors
- Vestibule & Sitting Rm with Gas Fire
- Good Sized Living/Dining Room
- Extndd, Modern Ftd Kitchen inc. Oven & Hob
- Store Room & 2 Decent Sized FF Bedrms
- 3 Pc Bathrm with Elec. Shower Over Bath
- PVC DG & Gas CH – No Chain





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

PVC double glazed entrance door. Glazed internal door opening into the sitting room.

Sitting Room

11' 3" plus alcoves x 11' 0" (3.43m plus alcoves x 3.35m)
This nice sized room has a wall mounted gas fire, a radiator, pvc double glazed window, wall light points and stairs leading to the first floor.

Living/Dining Room

13' 1" plus recesses x 12' 6" into alcoves (3.99m plus recesses x 3.81m into alcoves)
A spacious second reception room, which has a dark wood fireplace, with a marble inset and hearth and a fitted gas fire, a pvc double glazed window, radiator and an under-stairs storage cupboard/pantry, with fitted shelves and an electric light.

Extended Kitchen

14' 4" x 5' 9" reducing to 4' 8" (4.37m x 1.75m reducing to 1.42m)
Fitted with modern cream gloss fronted units and drawers, wood effect laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap, the kitchen also has a built-in gas oven, a gas hob, with a stainless steel splashback, plumbing for a washing machine and space for an under-counter fridge. There are two pvc double glazed windows, a radiator and a pvc double glazed, frosted glass external door.

Store Room

Accessed from the kitchen, this room houses the gas condensing combination central heating boiler and has a frosted glass window and an electric light.

First Floor

Landing

Access to the loft space.

Bedroom One

12' 7" into alcoves x 11' 0" plus recess (3.84m into alcoves x 3.35m plus recess)
A decent sized double room, with a pvc double glazed window and a radiator.

Bedroom Two

14' 9" into recess x 6' 4" (4.50m into recess x 1.93m)
A large single room, which has a pvc double glazed window and a radiator.

Bathroom

9' 0" x 4' 8" plus recess (2.74m x 1.42m plus recess)
Fitted with a three piece suite, comprising a bath, with an electric shower over and tiled splashback, a w.c. and a pedestal wash hand basin, with a tiled splashback and mirror fronted cupboard above. The bathroom also has a built-in cupboard, a pvc double glazed window and a radiator.

Outside

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

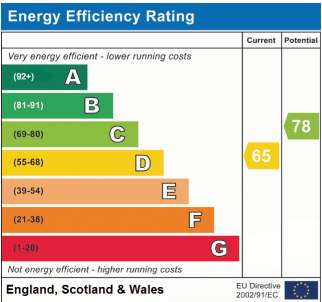
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

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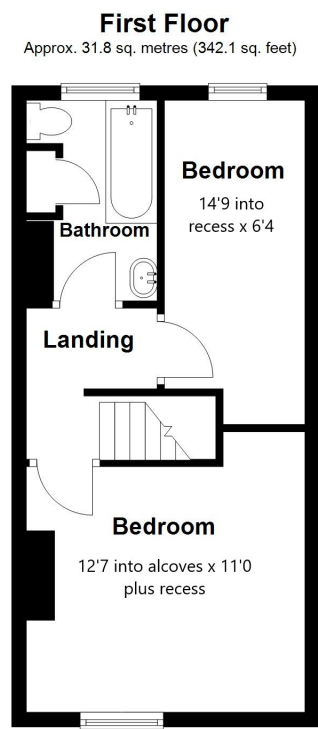
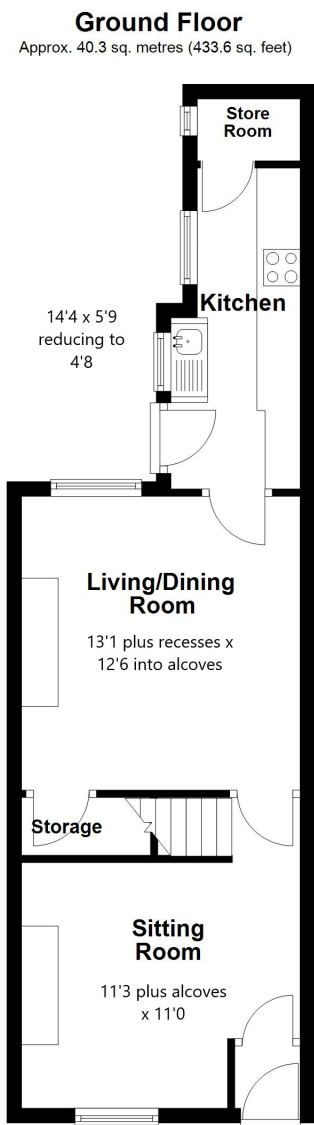
House to Sell?

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

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FLOORPLAN



Total area: approx. 72.1 sq. metres (775.7 sq. feet)

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Plan produced using PlanUp.

