





PROPERTY DESCRIPTION

Highly recommended for early viewing, this well presented mid terraced house provides a perfect starter home for first time buyers and would also be an excellent rental investment for speculators. Situated in the centre of Earby, the property is conveniently located just a short, level walk from most everyday amenities and facilities, such as shops, cafés, the bus station and Doctors' surgery.

This charming dwelling has pvc double glazing and gas central heating and the accommodation briefly comprises a good sized sitting room, which features an attractive fireplace, with a marbled inset and hearth and living flame gas fire and a nicely proportioned kitchen, fitted with light wood finish units.

There are two decent sized bedrooms and a recently refurbished shower room, which is half tiled and stylishly fitted with a three piece white suite.

To the rear of the house is a very pleasant, paved yard with a timber garden shed, which has plumbing for a washer.

FEATURES

- Well Presented Mid Terraced House
- Ideal Starter Home for FTB's
- Excellent Rental Investment
- Central Location - Close to Amenities
- Sitting Room with Fireplace & Gas Fire
- Nice Sized Fitted Kitchen
- 2 Decent Sized Bedrooms
- Stylishly Refurbished Shower Room
- Pleasant Rear Yard with Shed
- Early Viewing Strongly Recommended





ROOM DESCRIPTIONS

Ground Floor

Entrance

PVC double glazed, frosted glass entrance door, with a matching window light above, leading into the sitting room.

Sitting Room

13' 9" plus recess x 12' 7" into alcoves (4.19m plus recess x 3.84m into alcoves)

A spacious room, which features a painted wood fireplace, with a marble inset and hearth, fitted with a living flame gas fire and has a pvc double glazed window and radiator.

Kitchen

10' 1" plus recess x 8' 0" plus recess (3.07m plus recess x 2.44m plus recess)

Attractively fitted with oak finish units and drawers, worktops, with co-ordinating splashbacks, and a single drainer sink, with a mixer tap, the kitchen also has a gas cooker, with a stainless steel extractor canopy over the cooker area, and houses the wall mounted gas condensing combination central heating boiler. PVC double glazed window, wall light point, pvc external door and stairs to the first floor, with an additional pvc double glazed window at the foot of the stairs.

First Floor

Landing

Access to the loft space.

Bedroom One

12' 8" into recess x 10' 10" (3.86m into recess x 3.30m)

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

Bedroom Two

10' 8" x 5' 10" (3.25m x 1.78m)

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

Bathroom

Half tiled and stylishly refurbished and fitted with a three piece white suite, comprising a shower cubicle, lined with 'wet wall' style panelling and fitted with a fixed 'rainfall' style shower head, plus an additional, flexible shower head, as well as a w.c. and a wash hand basin, with a mixer tap and set on a base unit. The shower room also has a pvc double glazed, frosted glass window, downlights recessed into the pvc lined ceiling, an extractor fan and tiled floor.

Outside

Rear

Enclosed, paved yard, which has a timber shed providing excellent storage space and has electric power and space and plumbing for a washing machine and a condenser tumble dryer.

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 turn left immediately through the bend into School lane. Carry on to the end of School Lane, go over the bridge and past the flats then turn first left into Shuttleworth 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.

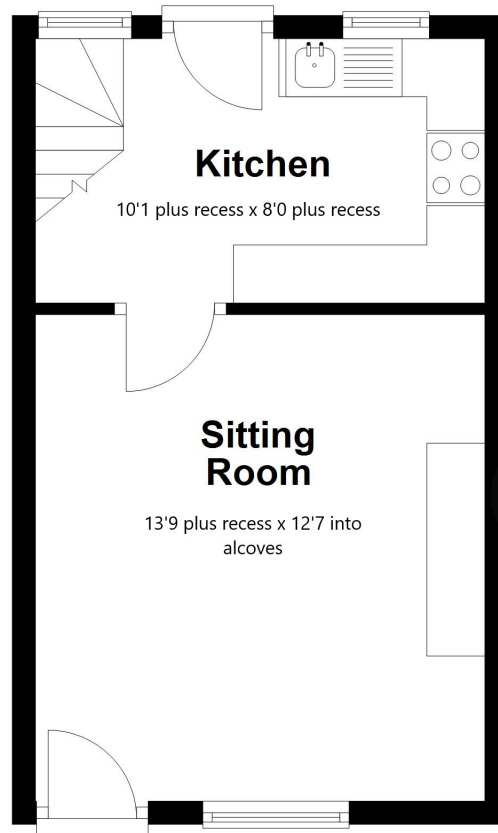
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	90
(81-91)	B	
(69-80)	C	
(55-68)	D	69
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

FLOORPLAN

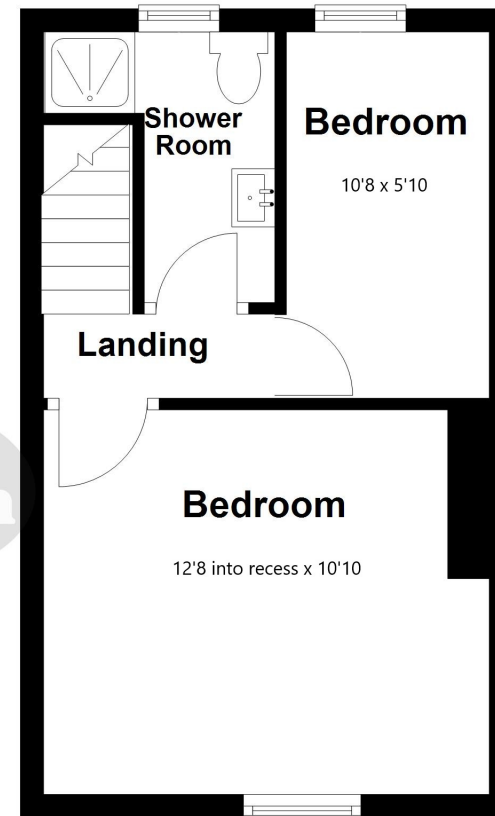
Ground Floor

Approx. 25.4 sq. metres (273.8 sq. feet)



First Floor

Approx. 25.4 sq. metres (273.3 sq. feet)



Total area: approx. 50.8 sq. metres (547.1 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.