







## PROPERTY DESCRIPTION

An absolute must for an early viewing, this beautifully presented, mid terraced house is very attractively and stylishly furnished throughout and is perfect for buyers looking for their first home or those with a young family. This extremely appealing abode provides nicely proportioned living space, boasts many alluring features and is well situated in a good residential area, conveniently located for access to amenities, being just a short walk from the town centre shops and cafés, bus routes and other facilities too.

Having the advantage of pvc double glazing and gas central heating, run by a condensing combination boiler, the accommodation briefly comprises an entrance hall, a spacious through lounge and dining room, laid throughout with quality LVT wood effect herringbone flooring, with the lounge having a large bay window and the dining room featuring a fireplace, fitted with a log burning stove. The extended kitchen is a particularly impressive attribute of this exceptional abode and has been superbly refurbished and re-fitted with modern, gloss finish units and is well equipped with an extensive range of appliances, namely a built-in electric oven and electric induction hob, with an extractor over, as well as an integral slimline dishwasher, washing machine, fridge, and freezer.

There are three decent sized bedrooms on the first floor – two good sized doubles and a single – with one having a built-in cupboard/wardrobe, and a three-piece bathroom, fitted with a modern white suite, including a bath with a mixer tap/shower over the bath.

This truly delightful family home also has an enclosed forecourt and an Indian stone flagged yard at the rear, which is enclosed and screened by substantial timber fencing.

## FEATURES

- Delightful, Bay Fronted Family House
- Immaculately & Stylishly Presented
- Perfect Starter Home for FTB's
- Good Loc - Short Walk from Town Centre
- Hall, Spacious Thro' Lounge & Dining Rm
- Impressive Ext'dd Ftd Kitchen inc. Appl'ces
- 3 Decent Sized FF Bedrooms
- Fully Tiled Bathrm - Modern 3 Pc Suite
- Forecourt & Enclosed Rear Yard/Patio
- PVC DG & GCH - Viewing Highly Rec.





ROOM DESCRIPTIONS

Ground Floor

Entrance

PVC double glazed, frosted glass entrance door, with a pvc double glazed window light above.

Hall

A radiator, stairs to the first floor and tiled floor.

Through Lounge & Dining Room

Lounge

9' 7" plus bay x 9' 7" plus alcoves (2.92m plus bay x 2.92m plus alcoves)  
This delightful, extremely inviting room is laid with attractive, good quality herringbone wood effect Vinyl flooring, which extends into the dining area, and has a large bay window and an upright contemporary radiator.

Dining Room

13' 8" x 10' 0" plus alcoves (4.17m x 3.05m plus alcoves)  
This spacious second reception room features a fireplace, recessed into the chimney breast, fitted with a log burning stove, set on a stone hearth, with a wood mantel above and has a pvc double glazed window, a radiator and a useful under-stairs storage cupboard, which has electric power and light.

Extended Kitchen

15' 8" plus recess x 5' 4" plus recesses (4.78m plus recess x 1.63m plus recesses)  
Yet another very enticing aspect of this lovely home, the stylishly refurbished kitchen is equipped with a range of gloss fronted units and drawers, laminate worktops, with matching upstands and splashbacks, and a one and a half bowl sink, with a mixer tap. It has a built-in electric oven, an electric induction hob, with extractor over, an integral slimline dishwasher, washing machine, fridge and freezer. The gas combination central heating boiler is concealed in a unit and there are two pvc double glazed windows, a contemporary upright radiator, downlights recessed into the ceiling, tile effect Vinyl flooring and a pvc double glazed external door.

First Floor

Landing

Spindled balustrade and access, via a retractable ladder, to the partially boarded loft space, which has an electric power point.

Bedroom One

14' 3" x 7' 8" into alcoves plus recess (4.34m x 2.34m into alcoves plus recess)  
This double room has a pvc double glazed window and a radiator.

Bedroom Two

9' 3" x 8' 8" (2.82m x 2.64m)  
A second double room, also with a pvc double glazed window and a radiator.

Bedroom Three

11' 6" x 5' 8" (3.51m x 1.73m)  
This good sized single room has a pvc double glazed window, a radiator and a built-in over-stairs storage cupboard/wardrobe, which has a fitted hanging rail.

Bathroom

Fully tiled and fitted with a modern three piece white suite, comprising a bath, with a mixer tap and a shower attachment, a w.c. and a pedestal wash hand basin, with a mixer tap and a vanity mirror above. Chrome finish heated towel rail and two pvc double glazed, frosted glass windows.

Outside

Front

Enclosed forecourt.

Rear Yard

Enclosed, Indian stone flagged yard, with a cold water tap and external light.

Directions

Proceed out of Barnoldswick on Skipton Road towards Thornton-in-Craven. At the 'T' junction in Thornton, turn right and continue on this road, down the hill into Earby, past the Punch Bowl pub on the left and All Saints Church on the right, go through the 'S' bend and then take the second left turning into Lincoln Road.

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

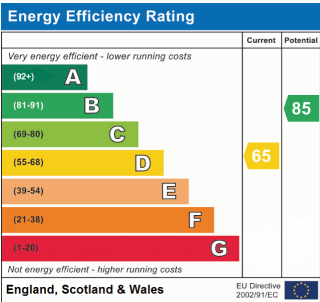
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

30125TT

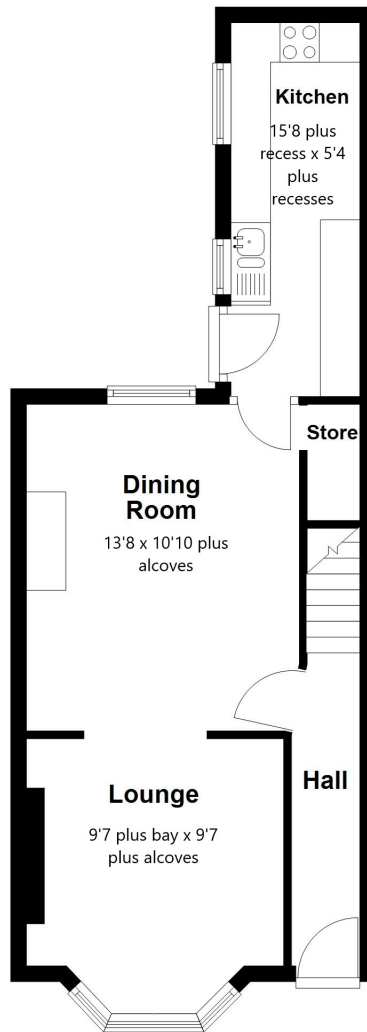




## FLOORPLAN

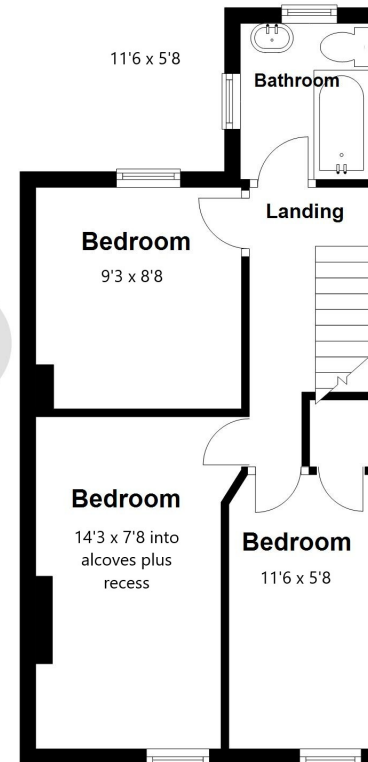
### Ground Floor

Approx. 39.2 sq. metres (421.5 sq. feet)



### First Floor

Approx. 33.6 sq. metres (362.0 sq. feet)



Total area: approx. 72.8 sq. metres (783.5 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.