







## PROPERTY DESCRIPTION

A truly substantial, four bedroomed end terraced property offering deceptively spacious living accommodation and benefiting from a ground floor extension. Located in a sought after residential area, at the head of a pleasant cul-de-sac, this excellent family home is conveniently placed within walking distance of Victory Park and Barnoldswick Cricket Club, with the Leeds/Liverpool Canal also being close by. A rare attribute for this kind of property is the advantage of a low maintenance garden and valuable off road parking space, making this lovely home highly recommended for an internal viewing.

The accommodation is complemented by pvc double glazing and gas central heating throughout. The ground floor comprises an entrance hall with an open staircase, a spacious lounge and a good sized living/dining room. The extended kitchen provides a fabulous room, incorporating a separate dining area with French doors. The kitchen is extensively fitted with gloss fronted units, has a built-in range style cooker with a seven ring gas hob, an extractor canopy and integral fridge and freezer.

Upstairs, there are three double bedrooms, one with a built-in wardrobe, along with a bathroom, fitted with a four piece white suite. The second floor boasts a superb, extremely impressive fourth double bedroom, which has a walk-in wardrobe and en-suite shower room.

Externally, the front garden is laid with artificial grass for easier manageability, while a paved pathway leads down one side of the house. To the rear, there is a paved patio and a hardstanding, providing essential off road parking space.

## FEATURES

- Substantial End Terraced Family House
- Deceptively Spacious Living Accom.
- Popular, Appealing Cul-de-Sac Position
- Front Garden & Off Road Parking to Rear
- Ent. Hall, Lounge & Living/Dining Rm
- Fabulous, Large, Extended Dining Kitchen
- 4 Double Bedrooms inc. Superb Attic
- Attic/4th Bedroom with En-Suite
- 4 Pc Family Bathroom with Sep. Shower
- PVC DG & GCH – Viewing Highly Recomm.





# ROOM DESCRIPTIONS

## Ground Floor

### Entrance Hall

PVC double glazed entrance door, with a window light above. The hall is laid with quality Kardean flooring and has a radiator and an open staircase to the first floor, with a stylish wood and chrome spindled balustrade and an under-stairs storage cupboard, which has tiled walls, is fitted with a wash hand basin and a radiator and allows space to install a w.c., if one on the ground floor was required.

### Living/Dining Room

13' 1" x 11' 6" plus recess (3.99m x 3.51 m plus recess)  
This generously sized reception room is laid with wood finish laminate flooring and has a pvc double glazed window and a radiator.

### Lounge

13' 2" into alcoves x 13' 2" (4.01m into alcoves x 4.01m)  
Another spacious and appealing family room, with a pvc double glazed window and a radiator.

### Extended Dining Kitchen

26' 8" x 8' 8" reducing to 6' 0 (8.13m x 2.64m reducing to 1.83m)  
The unusually large kitchen is a particularly impressive and extremely alluring attribute of this desirable family home and is well equipped with an extensive range of gloss fronted units, laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. It is also fitted with a range style cooker, with a seven ring gas hob and a stainless steel extractor canopy over, and has an integral fridge and freezer, plumbing for a washing machine and houses the wall mounted gas combination central heating boiler. There are pvc double glazed French doors, leading out to the parking area at the rear, a pvc double glazed window and an additional pvc double glazed external door, also leading out to the rear.

## First Floor

### Landing

Enclosed stairs to the second floor and a radiator. It is also fitted with an attractive wood and chrome spindled balustrade, matching that on the open staircase from the ground floor.

### Bedroom One

13' 2" into alcoves x 13' 2" (4.01m into alcoves x 4.01m)  
A very spacious double room, with a radiator, pvc double glazed window and downlights recessed into the ceiling.

### Bedroom Two

12' 10" x 9' 4" (3.91 m x 2.84m)  
Another good sized double room, with a built-in wardrobe, radiator, pvc double glazed window and downlights recessed into the ceiling.

### Bedroom Three

8' 2" x 7' 4" (2.49m x 2.24m)  
Providing a large single or small double room, with a radiator, pvc double glazed window and downlights recessed into the ceiling.

## Bathroom

Majority tiled and fitted with a four piece white suite, comprising a bath, a larger than standard shower cubicle, a w.c. and a wash hand basin, with a cabinet below. The floor of the bathroom is tiled and the room also has a pvc double glazed, frosted glass window, chrome finish radiator/heated towel rail and downlights recessed into the ceiling.

## Second Floor

### Attic/Fourth bedroom

22' 1" with restricted headroom x 15' 4" less stairwell (6.73m with restricted headroom x 4.67m less stairwell)  
A fantastic, extremely spacious double room, which has a walk-in wardrobe, two double glazed Velux windows, two radiators and under-eaves storage.

## En-Suite Shower Room

Fully tiled and fitted with a three piece white suite, comprising a larger than standard shower cubicle, fitted with an electric shower, a pedestal wash hand basin and a w.c. Radiator and an extractor fan.

## Outside

### Front

The very pleasant garden is covered with artificial grass for lower maintenance. There is also a pathway, extending down the side of the house, leading to the rear.

### Rear

The decent sized hardstanding, providing off road parking space, is yet another beneficial and enticing asset of this desirable dwelling. There is also a paved patio at the rear, an external light and a cold water tap.

## Directions

Proceed from our office on Church Street into Skipton Road. Go past the Holy Trinity Church set up on the left and then, at the T junction, turn left continuing on Skipton Road. Go straight ahead at the mini roundabout into Gisburn Road, continue on past the two rows of shops on the left and down the hill, passing Gledstone View on the right hand side. Take the next right turn into Westfield Road and Grange Street the first street on the right hand side. Please note there is no vehicular access to the front.

## 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

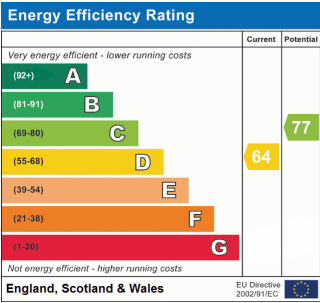
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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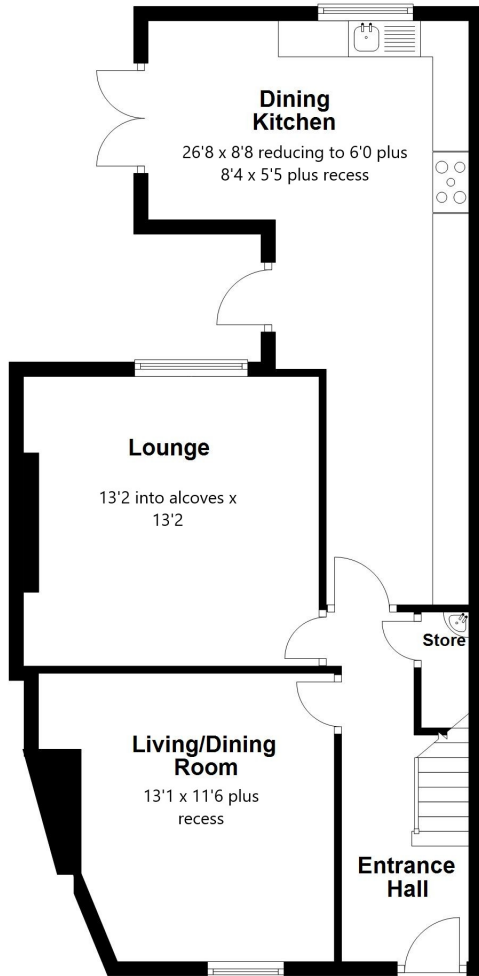




# FLOORPLAN

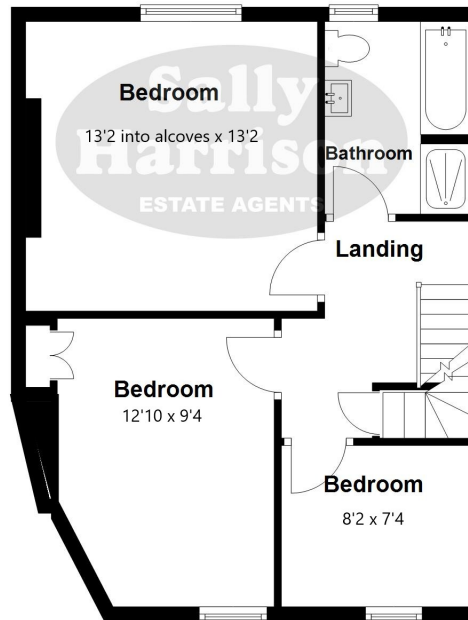
## Ground Floor

Approx. 65.5 sq. metres (704.8 sq. feet)



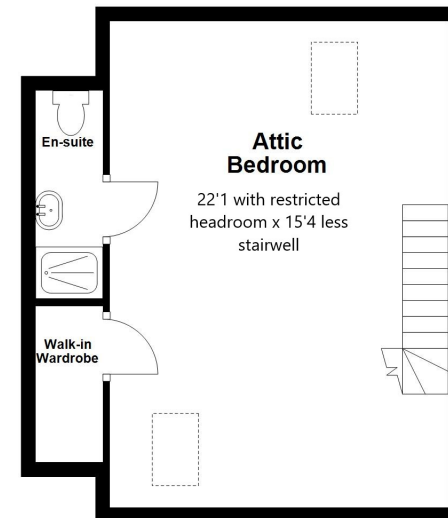
## First Floor

Approx. 48.6 sq. metres (522.9 sq. feet)



## Second Floor

Approx. 36.6 sq. metres (393.9 sq. feet)



Total area: approx. 150.6 sq. metres (1621.6 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.

