





## PROPERTY DESCRIPTION

This appealing semi-detached house benefits from a lovely open aspect/views from the rear and is located in a desirable, sought after location on the outskirts of Earby. Conveniently located for access to the town centre shops, cafes and other amenities, such as the bus station and Doctor's Surgery, this extremely appealing abode is also within walking distance of the local primary school and internal viewing is highly recommended.

Providing nicely proportioned living space, which has pvc double glazing and gas central heating, the accommodation briefly comprises, an entrance hall, with an open staircase, a spacious through lounge and dining room, with a patio door opening onto the garden at the rear and a kitchen, fitted with wood fronted units and a built-in electric oven and hob. There are three first floor bedrooms, one having a good range of fitted furniture and two taking full advantage of the far reaching views from the rear, and a fully tiled shower room, attractively fitted with a modern three piece white suite.

There are mature gardens to the front and side and a charming rear garden, which has a lawn covered with artificial grass and a garden border. To the rear is a single garage with a tarmac covered drive in front, and an additional paved area providing extra parking. NO CHAIN INVOLVED.



## FEATURES

- Semi-Det House in Sought After Area
- Open Aspect & Views from the Rear
- Convenient for Access to Town Centre
- Desirable Location on Outskirts
- Ent Hall & Thro' Lounge & Dining Room
- Kitchen with Fitted Units & Built-in Oven/Hob
- 3 Beds. 1 with Fitted Furniture
- Attractive, Fully Tiled Shower Room
- Single Garage, Drive & Charming Gardens
- PVC Dble Glazing & Gas Central Heating
- Internal Viewing Highly Recommended
- NO CHAIN INVOLVED





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

PVC double glazed, frost glass entrance door, with a pvc double glazed window at one side. Open staircase to the first floor, with a useful under-stairs storage cupboard, radiator and telephone point.

#### Through Lounge & Dining Room

23' 1" plus bay x 11' 8" reducing to 9' 7" (7.04m plus bay x 3.56m reducing to 2.92m)

This spacious room has a pvc double glazed bay window in the front elevation, a pvc double glazed 'tilt and slide' patio door at the rear, opening out to the pleasant garden, three radiators and a television point.

#### Kitchen

11' 1" into recess x 7' 10" plus recess (3.38m into recess x 2.39m plus recess)

Fitted with wood fronted units, including a glazed display unit, worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap, the kitchen also has a built-in electric oven and electric hob, with an extractor hood over, and plumbing for a washing machine. Built-in under-stairs pantry, with a pvc double glazed, frosted glass window. PVC double glazed window and pvc double glazed, frosted glass external door.

### First Floor

#### Landing

Access to the loft space, pvc double glazed window and built-in over-stairs cupboard, housing the gas condensing combination central heating boiler.

#### Bedroom One

11' 6" plus bay x 12' 1" into bed space (3.51m plus bay x 3.68m into bed space)

This good sized double room has a range of fitted furniture, including wardrobes, drawers, over-bed storage cupboard and bedside cabinets. PVC double glazed bay window and radiator.

#### Bedroom Two

11' 4" x 9' 10" (3.45m x 3.00m)

This second double room has a pvc double glazed window, enjoying lovely far reaching countryside views, and a radiator.

#### Bedroom Three

7' 10" x 7' 3" (2.39m x 2.21m)

This single room also has the advantage of the rural views and has a pvc double glazed window and radiator.

#### Shower Room

Fully tiled, with a tiled floor, the shower room is attractively furnished with a modern three piece white suite, comprising a larger than standard shower cubicle, fitted with an electric shower, a w.c. and a vanity wash hand basin, with a mixer tap, a cabinet below and mirror above. Two pvc double glazed, frosted glass windows and a radiator.

### Outside

#### Front/Side

There are gardens to the front and side of the house, which are stocked with a wide variety of mature shrubs, flowering plants and trees. The pathways are laid with Indian stone flags and extend down the side of the house to the rear.

#### Garage

The single garage has an up and over door, electric power and light and a window.

### Rear

The garden at the rear is laid with artificial grass and has a garden border and laurel hedging. There is also a small timber shed. Directly behind the house is a raised, stone flagged patio and there are paths down both sides of the garden. Also at the rear is a tarmac covered drive in front of the garage, with an adjoining paved area/hardstanding, providing further off road parking space. External water point.

### Directions

Proceed into Earby on the A 56, via Thornton-in-Craven, on Skipton Road. Go past the Punch Bowl pub on the left and All Saints Church on the right then, immediately through the bend, turn left into School Lane. Carry on to the end of School Lane, go over the small bridge and continue on to the mini roundabout. Go straight ahead at the roundabout into Water Street. and then, where Water Street forks off to the left (signposted for Red Lion Street), keep going straight on into Stoney Bank Road and the property is on the left 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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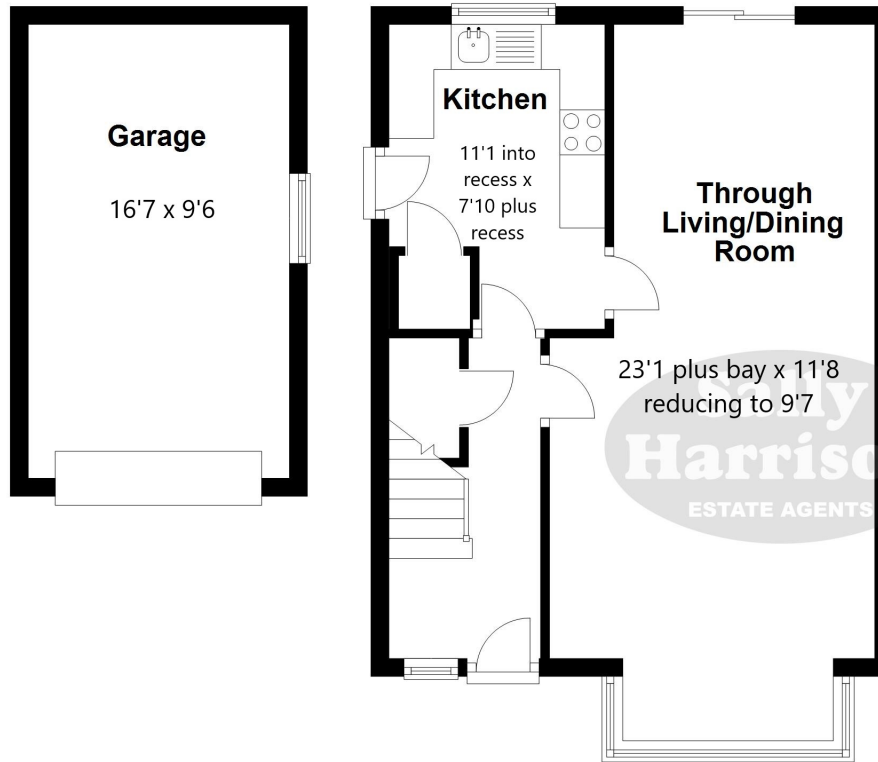


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

# FLOORPLAN

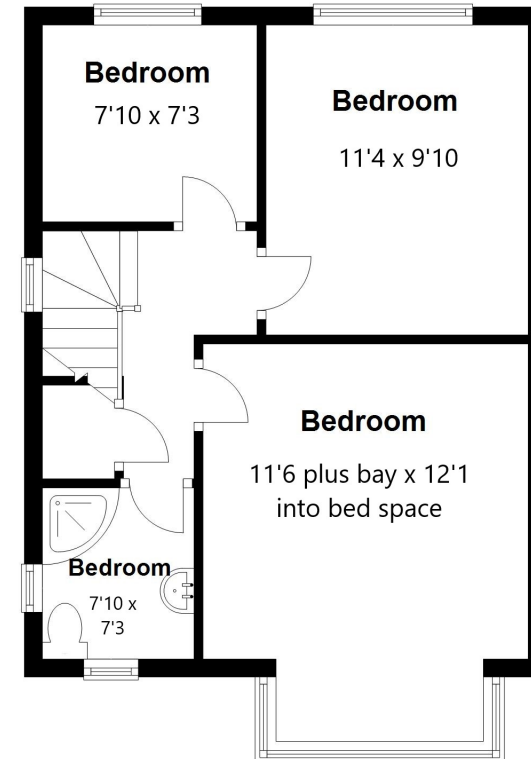
## Ground Floor

Approx. 54.1 sq. metres (582.2 sq. feet)



## First Floor

Approx. 39.3 sq. metres (422.9 sq. feet)



Total area: approx. 93.4 sq. metres (1005.1 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 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.

