





PROPERTY DESCRIPTION

Set in a cul-de-sac position in the much sought-after village of Trawden, this modern semi-detached house provides an ideal home for a young family and offers a whole host of pleasing features, which can only be fully appreciated by internal viewing. Having the advantage of the addition of a lovely conservatory at the rear, from which access is gained to a charming garden room/home office, both increasing the living space, this appealing abode is stylishly furnished and has been upgraded by the current owner.

With pvc double glazing and gas central heating, run by a condensing combination boiler, the accommodation briefly comprises an entrance hallway, a spacious and inviting lounge, laid with very attractive wood effect laminate flooring, which extends throughout most of the ground floor, and a stunning, open plan dining kitchen and conservatory, with modern units and a range style cooker fitted in the kitchen and also a sliding patio door in the kitchen and French doors in the conservatory, both leading out to the rear patio/garden. The garden room/home office, which does need some cosmetic finishing, can serve any number of other purposes, including a ground floor bedroom, has been created from converting the majority of the original garage and also has a sliding patio door opening onto the rear patio/garden.

There are three bedrooms on the first floor – two doubles and a good sized single – and a tastefully refurbished, fully tiled shower room. Externally, there is a lawned garden to the front of the house and a block paved driveway, extending down the side of the house and allowing off road parking space for two to three cars. The reduced size garage has an up and over door and provides useful storage space or garaging for motorbikes and/or bicycles. The enclosed rear garden is another of the many alluring assets of this delightful dwelling and has been laid with unusual, but very attractive, wooden plank effect stone flags.

FEATURES

- Semi-Det House in Desirable Village Loc
- Appealing Family Home in Cul-de-Sac
- Hallway & Spacious, Impressive Lounge
- Fabulous Open Plan Dining Kit & Cons'vtry
- Garden Rm/Office, 3 FF Bedrooms
- Stylishly Refurb'd Fully Tiled Shower Rm
- Gas CH & PVC Double Glazing
- Sml Garage/Store - Ideal for Bikes & Motorbike
- Front Garden & Block Paved Drive
- Charming, Low Maintenance Rear Garden





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Composite entrance door, pvc double glazed window, radiator, wood effect laminate flooring and stairs leading to the first floor.

Lounge

15' 5" into recess x 13' 1" into alcoves (4.70m into recess x 3.99m into alcoves)
This spacious and pleasant room has a pvc double glazed window, a radiator, an under-stairs storage cupboard and wood effect laminate flooring, which extends throughout the kitchen and conservatory.

Open Plan Kitchen & Conservatory

Dining Kitchen

16' 6" x 8' 7" (5.03m x 2.62m)

The delightful kitchen is fitted with stylish shaker style units and open, shelved display units, solid wood worktops, a Belfast style sink, with a mixer tap, and a range style cooker, which incorporates electric ovens, a grill and a five ring gas hob, with a tiled splashback. Allowing ample space for a dining table, the kitchen also has plumbing for a washing machine and slimline dishwasher and the gas condensing combination central heating boiler is concealed in a cupboard matching the units. There is also a pvc double glazed sliding patio door, a radiator and downlights recessed into the ceiling.

Conservatory

12' 2" plus recess x 7' 6" plus recesses (3.71 m plus recess x 2.29m plus recesses)

A particularly beneficial addition to this lovely abode, the conservatory is currently used as a dining room and enjoys a pleasant aspect over the rear garden. It has pvc double glazed windows, pvc double glazed French doors, opening onto the garden, a radiator, an internal door into the garden room and a pvc double glazed, frosted glass external door, which gives access onto the drive.

Garden Room/Office

13' 0" x 9' 2" plus recess (3.96m x 2.79m plus recess)

Requiring some cosmetic finishing touches to make it a really charming and appealing room, which overlooks the garden and could be used for a number of purposes, such as another second reception room, home office, gym or playroom. Converted from the majority of the former garage, this very useful alteration to the property has a pvc double glazed sliding patio door.

First Floor

Landing

Featuring a contemporary, glazed balustrade, the landing also has a pvc double glazed, frosted glass window and access to the part boarded loft.

Bedroom One

13' 6" into recess x 9' 0" (4.11 m into recess x 2.74m)

This nice sized double room has a pvc double glazed window and a radiator.

Bedroom Two

10' 5" plus recess x 8' 7" (3.17m plus recess x 2.62m)

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

Bedroom Three

8' 7" x 7' 7" (2.62m x 2.31m)

PVC double glazed window and a radiator.

Shower Room

Fully tiled and stylishly re-furbished, the good sized shower room is fitted with a three piece white suite, comprising a shower unit with a fixed 'rainfall' style shower head, an additional flexible shower head and a surrounding glazed screen. There is also a wash hand basin, with a mixer tap,

set on a base unit, a w.c., a pvc double glazed, frosted glass window, chrome finish radiator/heated towel rail, an extractor fan, a useful built-in storage cupboard, with a fitted clothes rail and a shelf, and good quality tile effect vinyl flooring.

Outside

Front/Side

There is a lawn garden and a pathway directly in front of the house, with a conifer border at one side of the lawn. A block paved driveway, extending down the side of the house, provides tandem off road parking for two to three cars.

Reduced Size Garage

As previously mentioned the garage has been converted into a store room at the front and has an up and over door. Providing useful storage or garaging for motorbikes and/or bicycles, the original garage is now smaller after the garden room conversion.

Rear

The delightful, low maintenance, enclosed garden at the rear is laid with striking wood effect stone flags, has a sizeable wooden pergola and external electric power points.

Directions

Proceed into Trawden on the B6250, along Cottontree Lane, Trawden Road and then Skipton Road. Go past the turning for River Street on the left and the property is on the right just after the right turning into Dean 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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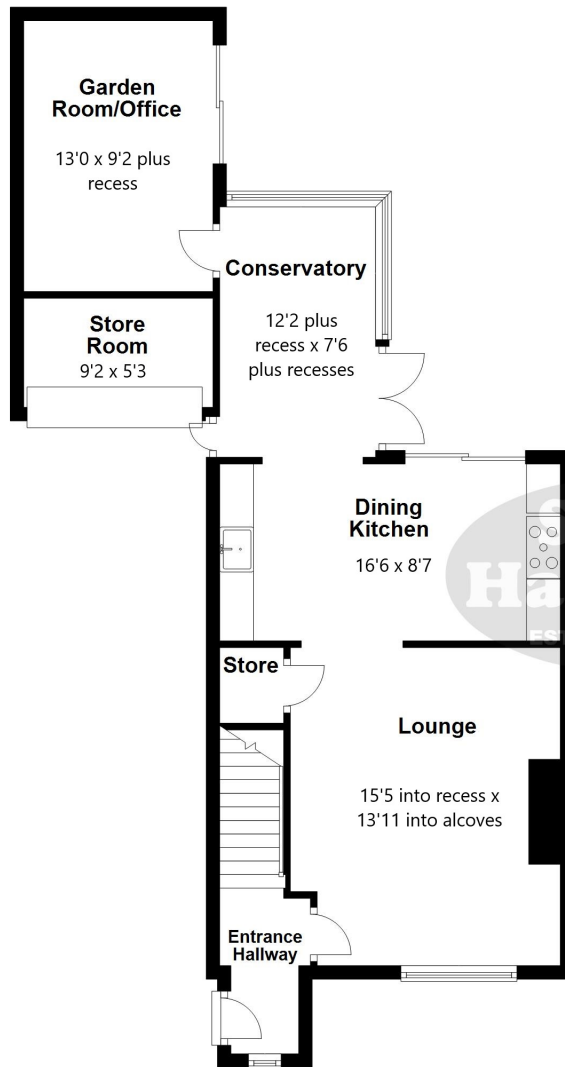


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		70	81
		EU Directive 2002/91/EC	

FLOORPLAN

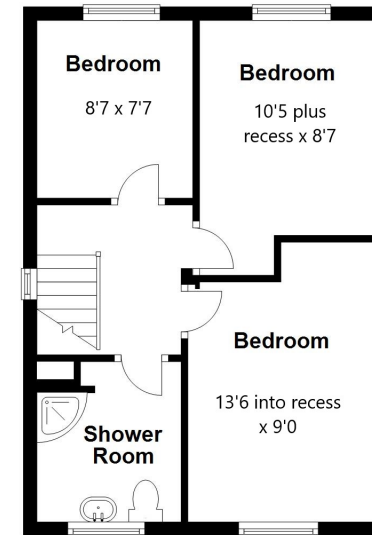
Ground Floor

Approx. 58.1 sq. metres (625.7 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.4 sq. feet)



Total area: approx. 95.4 sq. metres (1027.2 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.

