





PROPERTY DESCRIPTION

This deceptively spacious, mid terraced house is situated in a popular area, just off Skipton Road, and has the advantage of being conveniently located within comfortable walking distance of the town centre shops, cafés and other amenities. Providing extremely well proportioned living space, ideal for first time buyers or a young family, this lovely abode is also very close to Gisburn Road Primary School and must be viewed in order to appreciate all that this appealing home has to offer.

Benefitting from pvc double and gas central heating, the accommodation briefly comprises an entrance hall, a through living room and dining room, between which the current owners have put curtains, with the living room having a light wood fireplace, with a granite inset and hearth, fitted with a living flame gas fire. The large extended kitchen is fully tiled and fitted with a range of modern white units, with a useful, adjoining half cellar/pantry.

On the first floor there are two decent sized double bedrooms, both with a large fitted wardrobes, and a three piece bathroom, with an electric shower over the bath.

To the front of the house is a paved forecourt, with an enclosed yard to the rear.

FEATURES

- Stone Built Terr House with Forecourt
- Popular Loc – Hand for Town Centre
- Generously Proportioned Rooms
- Ideal for Young Family - Close to School
- Perfect Starter Home for FTB's
- Hall, Through Living Rm & Dining Rm
- Large Extndd Kitchen & Useful Pantry/Store
- 2 Dble Bedrms Both with Ftd W'robes
- 3 Pc Bathroom with Shower Over Bath
- PVC DG & GCH - Enclosed Rear Yard





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

PVC entrance door, with a pvc double glazed, frosted glass window light above. Coved ceiling, radiator and stairs leading to the first floor.

Through Sitting Room & Living/Dining Room

The two reception rooms have been opened up to make a larger living and dining space, with curtains currently fitted to separate the two rooms.

Sitting Room

11' 4" plus recess x 10' 5" plus alcoves (3.45m plus recess x 3.17m plus alcoves)

This pleasant, nice sized room has a pvc double glazed window, radiator and coved ceiling.

Living/Dining Room

13' 9" plus recess x 12' 5" into alcoves and recess (4.19m plus recess x 3.78m into alcoves and recess)

This generously proportioned room has a light wood fireplace, with a granite inset and hearth, fitted with a living flame gas fire, a pvc double glazed window, dado rail and radiator.

Extended Kitchen

7' 8" x 7' 4" (2.34m x 2.24m) plus 10' 8" x 6' 6" (3.25m x 1.98m)

The fully tiled kitchen is fitted with white units and drawers, laminate worktops and a single drainer sink. It also has a gas cooker point, space for a washing machine and a condenser dryer, two pvc double glazed windows, two extractor fans, a pvc external door and an under-stairs half cellar/pantry, which has an electric light.

First Floor

Landing

Sky light.

Bedroom One

15' 3" into alcoves x 11' 8" (4.65m into alcoves x 3.56m)

This extremely spacious double room has a pvc window and a radiator.

Bedroom Two

13' 7" x 10' 1" into alcoves (4.14m x 3.07m into alcoves)

Another generous second double room, which has a large, built-in mirror fronted storage cupboard, a pvc double glazed window and radiator.

Bathroom

7' 10" x 7' 5" (2.39m x 2.26m)

The bathroom is fitted with a three piece white suite, comprising a bath, with an electric shower over, a pedestal wash hand basin and a w.c. PVC double glazed, frosted glass window, wall mounted gas combination central heating boiler.

Outside

Front

Paved forecourt.

Rear

Enclosed, paved yard, with 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, turn left at the 'T' junction and then go right at the mini roundabout, continuing on Skipton Road. Take the first right turning off Skipton Road into Lower North Avenue.

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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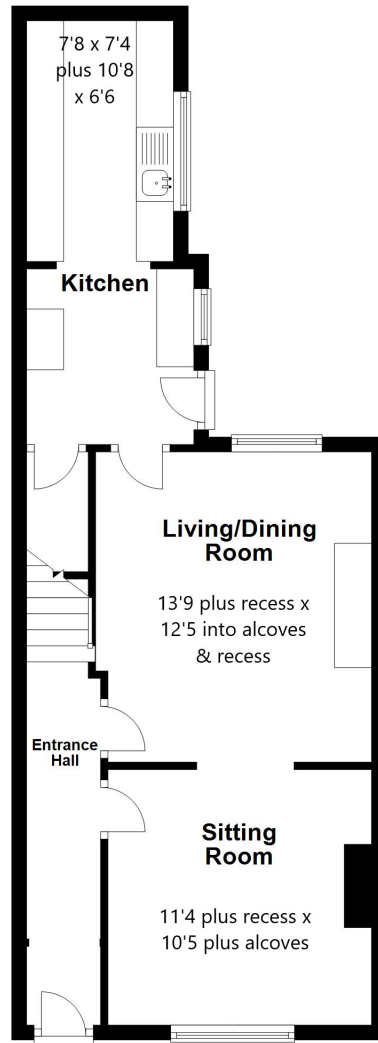


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

FLOORPLAN

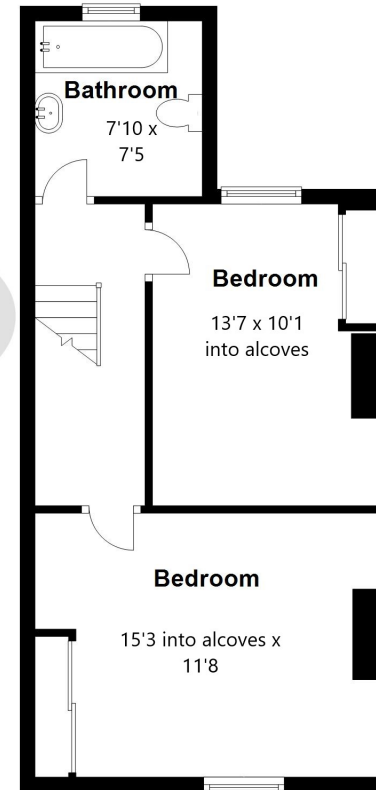
Ground Floor

Approx. 48.3 sq. metres (519.5 sq. feet)



First Floor

Approx. 41.7 sq. metres (449.0 sq. feet)



Total area: approx. 90.0 sq. metres (968.5 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 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.

