





PROPERTY DESCRIPTION

An absolute must for early viewing, this particularly appealing mid terraced house is extremely attractively and tastefully furnished and would be perfect for first time buyers or a young family. Beautifully presented and providing very generously proportioned living space, this lovely home has the advantage of many noteworthy attributes and must be internally viewed in order to fully appreciate all it has to offer. It is also very conveniently located for access to amenities, being just a short walk away from the town centre shops and cafés, bus routes, Earby Community Centre and other facilities too.

Benefitting from pvc double glazing and gas central heating, run by a Baxi condensing combination boiler, the accommodation briefly comprises an entrance vestibule and hall and an impressive through lounge and dining room, featuring a fireplace, fitted with a multi-fuel stove, in the lounge and having French doors in the dining room, leading into the conservatory. The kitchen is fitted with wood fronted units and drawers and has a built-in gas oven, separate gas grill and a gas hob, with an extractor hood over.

There are two really good sized double bedrooms on the first floor, one with built-in storage cupboards, and a larger than average, fully tiled bathroom, fitted with four piece white suite, including a double ended bath and a separate shower unit. The second floor boasts a truly fantastic attic bedroom, a huge double room, extensively fitted with wardrobes, a dressing table and storage cupboards.

The house has a forecourt and at the rear is a very pleasant, enclosed yard, in which is a raised, composite decked patio.

FEATURES

- Extremely Deceptively Spacious Family Home
- Impressive, Generously Proportioned Accommodation
- Immaculately Presented & Tastefully Furnished
- Short Walk from Town Centre & Amenities
- Hall, Thro' Lounge & Dining Rm with Stove
- Conservatory, Fitted Kitchen inc. Oven, Grill & Hob
- 3 Double Beds inc. Large Attic with Fitted Wardrobes
- Fully Tiled 4 Piece Bathroom inc. Separate Shower
- Forecourt & Rear Yard with Composite Decking
- Gas Central Heating & PVC Double Glazing - Early View Strongly Recommended





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

PVC double glazed, frosted glass entrance door, with a window light above. Part glazed internal door opening into the hall.

Hall

Stairs to the first floor, radiator and ornate ceiling coving.

Through Lounge & Dining Room

Lounge

10' 10" x 10' 1" into alcoves (3.30m x 3.07m into alcoves)

This extremely charming and inviting room has been opened up into the dining room, with an archway between the two rooms, and features an attractive fireplace, recessed into the chimney breast, with an oak beam above and granite hearth, fitted with a multi-fuel stove. It also has a pvc double glazed window, a radiator and wall light points.

Dining Room

14' 1" x 9' 7" plus alcoves and recess (4.29m x 2.92m plus alcoves and recess)

The spacious, attractively furnished dining room is laid with wood finish laminate flooring, has French doors opening into the conservatory and a contemporary fireplace. Please note that the living flame gas fire currently fitted in the fireplace has been disconnected, so not in working order. There is also a radiator and under-stairs storage area.

Kitchen

9' 4" x 6' 3" (2.84m x 1.91m)

Having been opened up into the dining room to create more space in the kitchen, a very beneficial improvement, and fitted with wood finish units, laminate worktops and a one and a half bowl sink, with a mixer tap. It also has a built-in gas oven, a separate grill, a gas hob, with an extractor canopy over, plumbing for a washing machine and plumbing and space for a slimline dishwasher. There are two pvc double glazed windows, both opening into the conservatory, wood finish laminate flooring and downlights recessed into the ceiling.

Conservatory

7' 5" x 6' 9" (2.26m x 2.06m)

An advantageous addition, with pvc double glazed windows and a pvc double glazed sliding patio door leading out to the rear yard/patio. Tiled floor and electric power and light.

First Floor

Landing

Spindled balustrade and stairs to the second floor.

Bedroom One

12' 9" plus alcoves x 10' 9" (3.89m plus alcoves x 3.28m)

This large double room has two radiators and two pvc double glazed windows and could easily be split to provide a fourth bedroom, if required.

Bedroom Two

14' 0" x 7' 3" plus alcove (4.27m x 2.21m plus alcove)

This second good sized double room has a built-in cupboard with fitted shelves and housing the gas condensing combination central heating boiler, a further storage cupboard above, a pvc double glazed window and a radiator.

Bathroom

8' 11" x 6' 3" (2.72m x 1.91m)

The larger than average bathroom is fully tiled and fitted with a four piece white suite, comprising a double ended bath, with a mixer tap and flexible, hand-held mixer shower, a separate shower cubicle, a wash hand basin, set on a storage cabinet, and a w.c. PVC double glazed, frosted glass window and chrome finish radiator/heated towel rail.



Second Floor

Attic/Bedroom Three

17' 6" to wardrobe fronts x 12' 8" less stairwell, plus recesses (5.33m to wardrobe fronts x 3.86m less stairwell, plus recesses)

An extremely impressive attribute of this superb family home, the huge attic provides a fabulous third double bedroom and is extensively fitted with wardrobes, cupboards and a vanity area/dressing table. Double glazed Velux window, radiator and exposed beams to the ceiling.

Outside

Front

Forecourt

Rear

Pleasant, enclosed yard, with a raised, composite, decking style patio, a cold water tap and external light.

Directions

Proceed into Earby on the A56, via Kelbrook and Sough, along Colne Road. Go past the Station Hotel on the right and then take the third turning on the right in Applegarth Street, go past James Street on the left and then turn next left into Cowgill 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

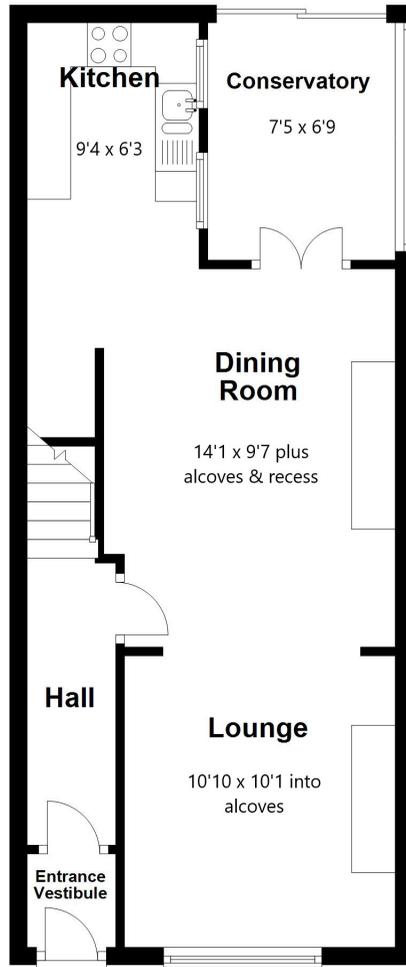
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland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

FLOORPLAN

Ground Floor

Approx. 43.0 sq. metres (463.4 sq. feet)



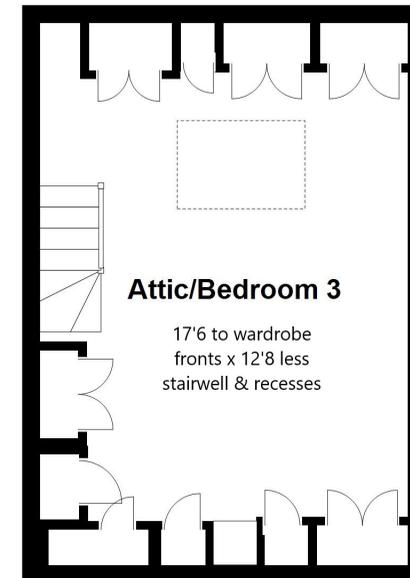
First Floor

Approx. 37.8 sq. metres (406.5 sq. feet)



Second Floor

Approx. 26.0 sq. metres (279.8 sq. feet)



Total area: approx. 106.8 sq. metres (1149.6 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 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.

