





PROPERTY DESCRIPTION

Absolutely perfect as a starter home for first time buyers, this most appealing, well presented and tastefully furnished, garden fronted mid terraced house is strongly recommended for an early viewing. This superb home has been upgraded considerably by the present owners in the last few years to include an electrical re-wire, a central heating system, a re-fitted kitchen and bathroom, along with many other improvements. Providing generously proportioned living space, this delightful family home is located in a sought after residential area, situated towards the outskirts of town, off Gisburn Road, within walking distance of Victory Park.

Complemented by pvc double glazing and central heating, run by a condensing combination boiler which was newly installed in 2022, the accommodation briefly comprises an entrance hall, a charming sitting room laid with wood finish laminate flooring and an extremely impressive, open plan living/dining room and breakfast kitchen. The spacious living/dining room has a fireplace with an electric stove and the stylish kitchen is beautifully fitted with shaker style units, a built-in electric oven and hob with an extractor canopy over and an integral dishwasher. There is a useful utility room with space for a washing machine and condenser dryer and a ground floor w.c. The two double bedrooms on the first floor are both a really good size, the bathroom is attractively fitted with a modern three piece white suite, with a rainfall style shower over the bath, and on the second floor is a large attic room. To the rear is an enclosed yard. NO CHAIN INVOLVED.

FEATURES

- Beautifully Pres'td Terr Hse with F'court
- Considerably Upgraded in Recent Years
- Generously Proportioned Family Home
- Ent Hall & Pleasant Sitting Room
- Impressive, Open Plan Living Rm & Kitchen
- Stylish Kitchen-Oven/Hob & Integ D'washer
- Utility Rm & Ground Floor WC
- 2 Spacious Dble Bedrms & Large Attic
- Attractively Re-fitted Bathroom
- PVC DG & Gas CH - New Boiler 2022
- Early Viewing Highly Recommended
- Ideal for First Time Buyers - No Chain





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

PVC double glazed, frosted glass entrance door, with a pvc double glazed, frosted glass window light above. Picture rail, wood effect laminate flooring and a half glazed, frosted glass internal door leading into the hall.

Hall

Wall mounted coat hooks, picture rail, radiator, wood effect laminate flooring and stairs leading to the first floor.

Sitting Room

10' 11" x 8' 8" plus alcoves (3.33m x 2.64m plus alcoves)
This charming room has a wall mounted, glass fronted display cupboard, pvc double glazed window, radiator and wood effect laminate flooring.

Open Plan Living/Dining Room & Breakfast Kitchen

These two rooms have been opened up to increase the size of the kitchen and create a lovely, light and airy living and dining space, perfect for modern family living, laid throughout with attractive wood effect laminate flooring.

Living/Dining Room

13' 9" plus bay and recesses x 13' 5" into alcoves (4.19m plus bay and recesses x 4.09m into alcoves)

A generous size, this room features a fireplace, fitted with an electric stove style fire, has a large pvc double glazed bay window, coved ceiling, radiator and a useful under-stairs cupboard, which provides excellent storage space and has an electric light.

Breakfast Kitchen

9' 0" plus recess x 6' 4" plus bay and recess (2.74m plus recess x 1.93m plus bay and recess)
The stylish kitchen is fitted with a range of shaker style units and drawers, wood effect laminate worktops, with matching upstands, a matching breakfast bar and a single drainer sink, with a mixer tap. It also has a built-in electric oven/grill, a ceramic hob, with a tiled splashback and extractor hood over, and an integral dishwasher. PVC double glazed, frosted glass bay window and a pvc double glazed, frosted glass external door.

Utility Room

8' 11" reducing to 6' 0 x 6' 9" plus recess (2.72m reducing to 1.83m x 2.06m plus recess)
A particularly beneficial asset in a busy family home, fitted with a wood effect laminate worktop, matching that in the kitchen, and having plumbing for a washing machine and space for a condenser tumble dryer, a skylight, wood effect laminate flooring and an external door.

Ground Floor W.C.

Another advantageous attribute of this property, fitted with a w.c. and also having a pvc double glazed, frosted glass window and wood effect laminate flooring.

First floor

Landing

Spindled balustrade and enclosed stairs to the second floor.

Bedroom One

13' 4" into alcoves x 11' 1" (4.06m into alcoves x 3.38m)
This good sized double room has a pvc double glazed window and a radiator.

Bedroom Two

12' 1" to cupboard fronts x 10' 3" reducing to 7' 10 (3.68m to cupboard fronts x 3.12m reducing to 2.39m)
This second double room has a pvc double glazed window, radiator and built-in storage cupboards, with fitted shelves and which also house the gas combination central heating boiler.



Bathroom

Fitted with a modern three piece white suite, comprising a bath, with a mixer tap, a fixed 'rainfall' style shower over, an additional, flexible shower head and a glazed shower screen. There is also a w.c. and a corner wash hand basin, with a mixer tap and tiled splashback, which sits on a base unit. Two of the walls in the bathroom are tiled to ceiling height, including round the bath and shower area, and there is also a chrome finish radiator/heated towel rail, wood effect laminate flooring, downlights recessed into the ceiling and an extractor fan.

Second Floor

Attic Room

17' 1" with restricted headroom, less stairwell x 12' 1" (5.21 m with restricted headroom, less stairwell x 3.68m)
This delightful, large and impressive room provides an excellent occasional double bedroom or a hobby room and has a double glazed Velux window and a radiator.

Outside

Front

Paved forecourt

Rear

Enclosed yard, with an external light.

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 row of shops on the left and down the hill, past the right turning into Gledstone View and then turn next left off Gisburn Road into Carr Road, then first left into Arthur 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.

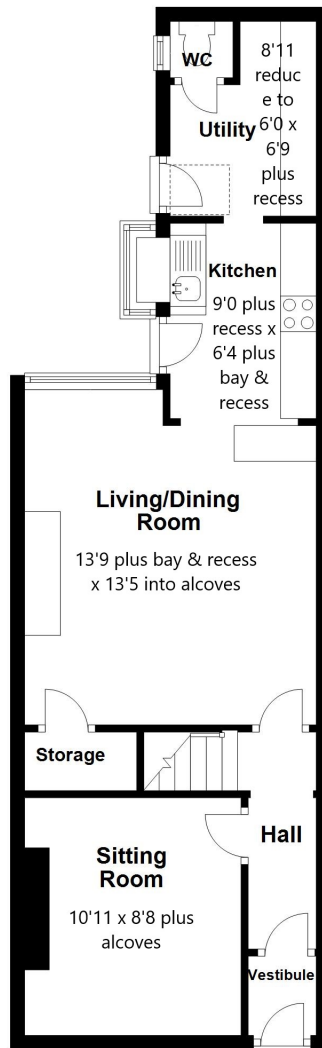
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN

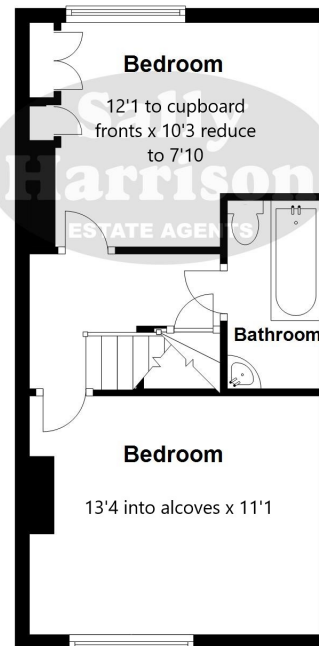
Ground Floor

Approx. 47.6 sq. metres (512.5 sq. feet)



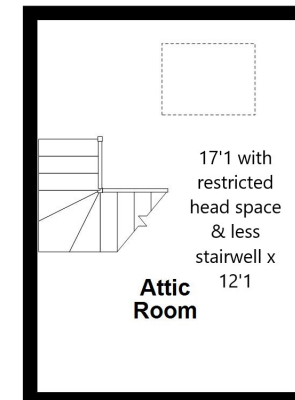
First Floor

Approx. 34.9 sq. metres (376.1 sq. feet)



Second Floor

Approx. 19.3 sq. metres (208.0 sq. feet)



Total area: approx. 101.9 sq. metres (1096.6 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.

