







## PROPERTY DESCRIPTION

This extremely appealing mid terraced house is located in a very popular residential area of town and is conveniently located within easy walking distance of the parade of shops on Gisburn Road and Valley Gardens Park. Providing well presented, tastefully furnished living space, this beautiful home would be absolutely perfect for first time buyers or for buyers looking to downsize. Having the benefit of a re-roof in January 2024 and a recently re-furnished bathroom, this delightful abode is strongly recommended for an early viewing.

Complemented by pvc double glazing and gas central heating, the accommodation briefly comprises a pleasant sitting room, accessed by an attractive composite entrance door, a good size living/dining room and a kitchen, fitted with white units and a built-in electric oven and a gas hob. There are two double bedrooms on the first floor, one of which has the advantage of a lovely open aspect from the rear, and a fully tiled bathroom, stylishly re-fitted with a modern three piece white suite, with a shower over the bath. The charming, enclosed yard at the rear is fully paved and there is a useful outbuilding/external utility.

## FEATURES

- Extremely Appealing Stone Built Terr Hse
- Popular Residential Area of Town
- Well Presented & Tastefully Furnished
- Short Walk from Parade of Shops & Park
- Pleasant Sitting Rm & Living/Dining Rm
- Fitted Kitchen with Oven/Hob
- 2 Double Bedrms - 1 with Open Outlook
- Re-fitted Bathrm with Shower over Bath
- Rear Yard with Outbuilding/External Utility
- PVC DG & Gas CH – Ideal for FTB's





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance

Attractive composite entrance door, opening into the sitting room, with a pvc double glazed window light above.

#### Sitting Room

13' 6" into alcoves x 11' 0" plus recess (4.11m into alcoves x 3.35m plus recess)

This extremely pleasant and inviting room features a decorative fireplace, recessed into the chimney breast, with an beam mantel above, and has a pvc double glazed window, from which there is an open aspect, a radiator and television point.

#### Small Inner Hallway

Stairs leading to the first floor.

#### Living/Dining Room

13' 5" into alcoves x 11' 0" (4.09m into alcoves x 3.35m)

Another good sized reception room, with a pvc double glazed window, a radiator and a useful under-stairs storage cupboard, which has electric power and light.

#### Kitchen

7' 2" x 5' 11" plus bay (2.18m x 1.80m plus bay)

Fully tiled and fitted with white units, laminate worktops and a single drainer sink, with a mixer tap, the kitchen also has a built-in electric oven/grill and a gas hob, a ceiling mounted electric heater, a pvc double glazed bay window and a pvc double glazed external door.

### First Floor

#### Landing

Spindled balustrade.

#### Bedroom One

13' 6" into alcoves x 11' 0" (4.11m into alcoves x 3.35m)

This generous double room benefits from lovely, far reaching views from the pvc double glazed window and also has a radiator and television point.

#### Bedroom Two

13' 6" into recess x 7' 9" (4.11m into recess x 2.36m)

Another decent double room, with a pvc double glazed window and a radiator. There is also access to the loft space, via a retractable ladder, which is partially boarded and has electric power and light.

#### Bathroom

Recently very attractively re-furnished and fully tiled, the bathroom is fitted with a stylish three piece white suite, comprising a bath, with a 'waterfall' style mixer tap, a fixed 'rainfall' style shower over, plus an additional, flexible shower head, and glazed screen. There is also a w.c. and a wash hand basin, with a 'waterfall' style mixer tap, set on a base cupboard and with an illuminated vanity mirror above. The bathroom is laid with good quality Vinyl flooring and has a chrome finish radiator/heated towel rail, downlights recessed into the ceiling and an extractor fan.

### Outside

#### Rear

Enclosed, paved yard, in which is a useful outbuilding/external utility, providing excellent storage space and which has plumbing for a washing machine and houses the wall mounted gas condensing combination central heating boiler.

#### 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 straight ahead at the mini roundabout into Gisburn Road. Carry on past the two parades of shops on the left, then turn left immediately after the second parade of shops into Richmond Road, go past the left turning into Denton Street and just before the next left turning into Federation Street turn right into Frederick 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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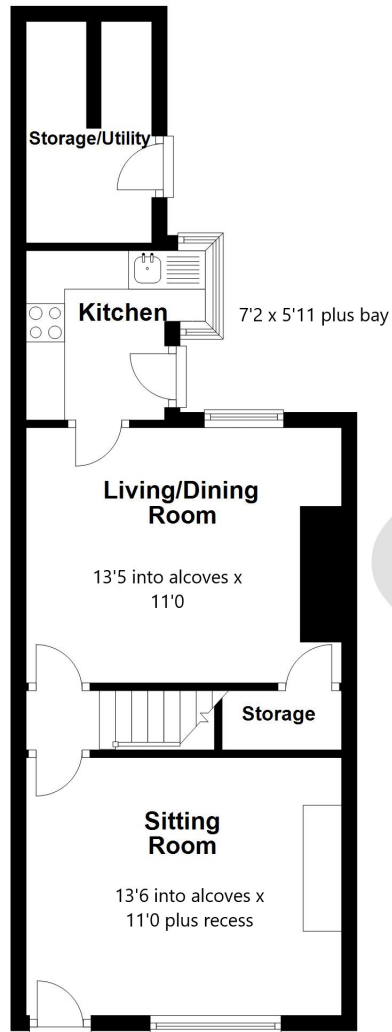




# FLOORPLAN

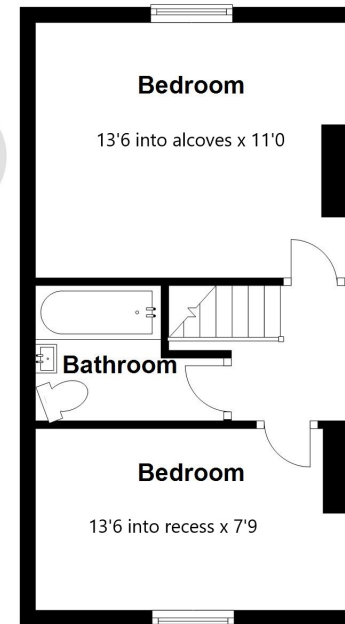
## Ground Floor

Approx. 39.8 sq. metres (428.3 sq. feet)



## First Floor

Approx. 33.1 sq. metres (356.4 sq. feet)



Total area: approx. 72.9 sq. metres (784.8 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.

