

**Sally  
Harrison**  
ESTATE AGENTS

Offers Around £139,950 Freehold



13 Longroyd Road, Earby, Lancashire

BB18 6NZ





## PROPERTY DESCRIPTION

Well situated in a highly sought after residential area towards the outskirts of Earby, having the advantage of being near to open countryside, yet still handy for access the town centre shops, cafés and other amenities, this appealing mid terraced house is a perfect starter home for first time buyers and is also ideal for a young family as it has three first floor bedrooms and enclosed outside spaces to both the front and rear.

Complemented by pvc double glazed windows and gas central heating, this enticing abode provides nicely presented and proportioned living space and briefly comprises an entrance vestibule, a hall and a spacious through living and dining room, which features a fireplace and multi-fuel stove in the living room. The kitchen is fitted with wood fronted units and laminate worktops and has an extremely useful under-stairs pantry, giving lots of storage space.

One of the three first floor bedrooms has a large built-in wardrobe and storage cupboards, extending the full length of one wall, and another enjoys the lovely open outlook and views from the rear. The larger than average, tiled bathroom is fitted with a four-piece white suite, including a good sized, separate shower cubicle, and also has built-in cupboards, one of which houses the gas condensing combination central heating boiler.

The enclosed forecourt is surrounded by wrought iron railings and a matching gate and the very pleasant, enclosed, flagged patio/yard at the rear has two outbuildings, facilitating yet more storage space. NO CHAIN INVOLVED.

## FEATURES

- Appealing Terr House in Good Location
- Handy for Town Centre & Amenities
- Nicely Proportioned & Presented Acc.
- Ideal Home for FTB's or a Young Family
- Hall, Thro' Lounge & Dining Rm with Stove
- Ftd Kitchen with Useful Under-stairs Pantry
- 3 FF Bedrms, Large 4 Pc Bathrm – Sep. Shwr
- Forecourt & Good Sized Rear Patio/Yard
- PVC Double Glazing & Gas Central Heating
- Early Viewing Strongly Recommended





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Vestibule

Entrance door, with a window light above. Radiator and part glazed internal door, set in a glazed surround, opening into the hall.

#### Hall

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

### Through Lounge & Living Room

#### Lounge

11' 10" x 11' 0" plus alcove (3.61m x 3.35m plus alcove)

This pleasant and inviting room features a fireplace, recessed into the chimney breast, with a stone hearth and a wood lintel above, fitted with a multi-fuel stove, and has a pvc double glazed window, base cupboard built into one of the chimney breast alcoves and a radiator.

#### Living/Dining Room

13' 10" plus recess x 11' 5" (4.22m plus recess x 3.48m)

This generously proportioned second reception room enjoys the lovely open aspect/views from the rear and has storage cupboards built into both chimney breast alcoves, a pvc double glazed window and a radiator.

#### Kitchen

8' 11" x 7' 7" (2.72m x 2.31m)

The kitchen is fitted with wood fronted units, laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. It also has a gas cooker point, plumbing for a washing machine, two pvc double glazed windows, with one benefitting from lovely rural views, tile effect laminate flooring and an external door. There is also an understairs storage area/pantry, with an electric light.

### First Floor

#### Landing

Spindled balustrade, radiator and walk-in storage cupboard. Access to the loft space.

#### Bedroom One

14' 10" to wardrobe fronts x 9' 6" into alcoves (4.52m to wardrobe fronts x 2.90m into alcoves)

This spacious double room has a large built-in double wardrobe, with shelved cupboards at either end, extending the full length of one wall, a pvc double glazed window and a radiator.

#### Bedroom Two

8' 11" plus recess x 7' 8" (2.72m plus recess x 2.34m)

Also a decent size, the second bedroom benefits from the wonderful countryside views from the rear and has a pvc double glazed window and a radiator.

#### Bedroom Three

10' 6" x 6' 5" (3.20m x 1.96m)

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

#### Bathroom

9' 4" x 9' 0" plus recess (2.84m x 2.74m plus recess)

The larger than average bathroom is fitted with a four piece suite, comprising a bath, a double size tiled shower cubicle, a pedestal wash hand basin, with a vanity mirror above, and a w.c. It also has built-in storage cupboards, one of which houses the gas condensing combination central heating boiler, a pvc double glazed window, with views, a radiator and downlights recessed into the ceiling.

### Outside

#### Front

Imprinted concrete forecourt.

#### Rear

Enclosed, paved yard with a useful outbuilding, providing excellent storage space.

#### Directions

Proceed into Earby on the A56, via Thornton-in-Craven, along Skipton Road. Go past Earby Autos on the right and Albion Road and Victoria Street on the left and then take the next left turning, by the Co-Op Supermarket, into New Road. Proceed to the 'T' junction at the top of New Road, turn right into Green End Road and continue straight ahead into Longroyd Road.

#### 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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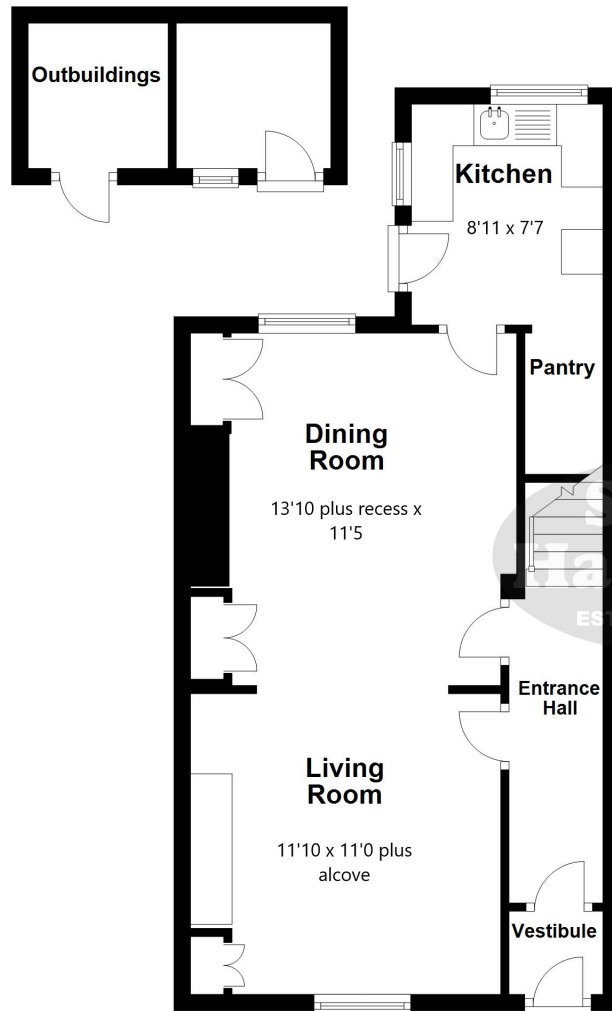




# FLOORPLAN

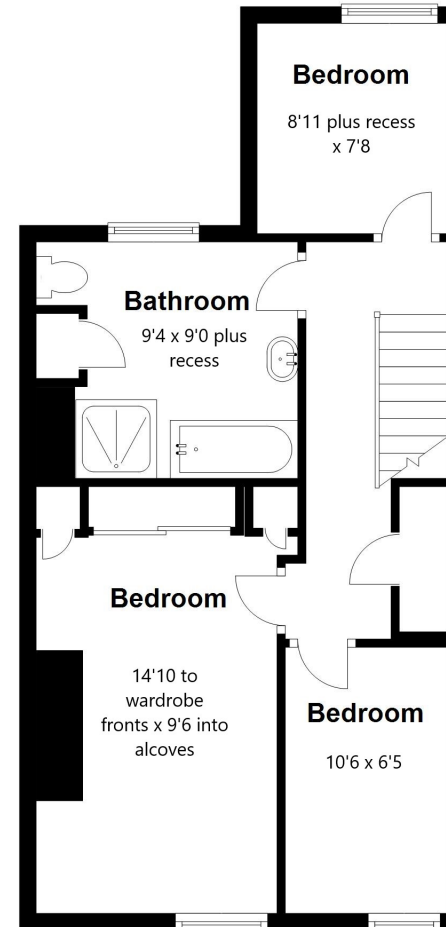
## Ground Floor

Approx. 52.4 sq. metres (563.7 sq. feet)



## First Floor

Approx. 46.5 sq. metres (500.1 sq. feet)



Total area: approx. 98.8 sq. metres (1063.8 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.

