





PROPERTY DESCRIPTION

A most appealing and deceptively spacious, garden fronted house, which is one in a particularly attractive terraced row, set in a desirable village location, close to Sough Park. Enjoying a really pleasant outlook from the front and benefiting from an open aspect and views from the first floor bedroom at the rear, this excellent, well presented family sized abode is highly recommended for internal viewing to fully appreciate the many pleasing features it has to offer.

Complemented by pvc double glazing and gas central heating, the nicely proportioned living space briefly comprises an entrance hall and a charming sitting room. The spacious living/dining room has a fireplace fitted with a remote controlled electric fire and the good sized kitchen is attractively fitted and incorporates a freestanding gas cooker and slimline dishwasher. There are two double bedrooms on the first floor, a bathroom fitted with a three piece white suite, with a shower over the bath, and on the second floor is a fabulous attic room, providing a further generous double bedroom. There is a garden forecourt and an enclosed, paved yard at the rear with a very handy store room, providing useful storage space.

FEATURES

- Appealing Garden Fronted Terraced Hse
- Desirable Village Location
- Ideal Family Home Next to a Park
- Well Pres'd & Nicely Proportioned Accom.
- Hall, Sitting Rm & Living/Dining Rm
- Attractively Fitted Kitchen
- 3 Double Bedrooms inc. Attic
- 3 Pc Bathrm - White Suite & Shwr over Bath
- PVC Double Glazing & Gas Central Heating
- Rear Yard & Useful Outbuilding/Store





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

PVC double glazed, frosted glass entrance door. Stairs to the first floor and a radiator.

Sitting Room

10' 2" x 9' 5" plus alcoves (3.10m x 2.87m plus alcoves)

This charming room enjoys the pleasant aspect from the front and has a pvc double glazed window and a radiator.

Living/Dining Room

14' 2" into alcoves x 12' 3" (4.32m into alcoves x 3.73m)

This spacious second reception room features a contemporary fireplace, fitted with a remote controlled electric fire, and has a pvc double glazed window, radiator and under-stairs storage cupboard, which has an electric light.

Kitchen

13' 0" x 6' 7" (3.96m x 2.01m)

The good sized, attractively furnished kitchen is fitted with stylish grey units, laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. It is also fitted with a gas cooker and slimline dishwasher, has plumbing for a washing machine a pvc double glazed window, radiator, tiled floor and pvc double glazed, frosted glass external door.

First Floor

Bedroom One

14' 2" into alcoves x 10' 2" (4.32m into alcoves x 3.10m)

This double room has a pvc double glazed window, from which there is a lovely outlook, a radiator, over-stairs storage cupboard and a cast iron ornamental fireplace.

Bedroom Two

10' 1" x 9' 5" (3.07m x 2.87m)

This second double room also has the benefit of an open aspect/views and has a pvc double glazed window and a radiator.

Bathroom

Fitted with a three piece white suite, comprising a bath, with a shower over, a pedestal wash hand basin and a w.c., all with a pvc 'wet wall' style panelled splashback. PVC double glazed, frosted glass window and a radiator.

Second Floor

Attic/Bedroom Three

12' 6" x 12' 9" less stairwell (3.81m x 3.89m less stairwell)

A third good sized double bedroom, with two Velux style windows, a radiator and under-eaves storage.

Outside

Front

Garden forecourt, covered with forest bark. External light.

Rear

Enclosed paved yard, with an external light and cold water tap. There is a useful store room, attached to the end of the kitchen, which has an electric light and houses the gas condensing combination central heating boiler.

Directions

Proceed out of Barnoldswick along Kelbrook Road. Go past West Craven High School, down the hill, straight through the crossroads in Salterforth and on to the large roundabout at the end of Kelbrook Road. Take the first exit off the roundabout onto the A56/Colne Road (signposted for Earby and Skipton), go through Kelbrook into Sough and the house is on the right just before the Park.

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

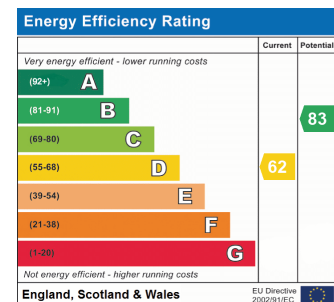
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their 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. 45.1 sq. metres (486.0 sq. feet)



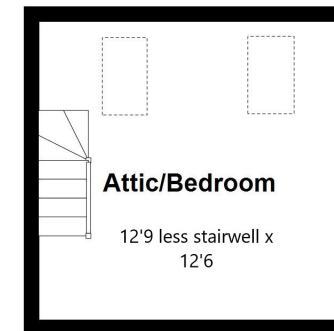
First Floor

Approx. 34.1 sq. metres (366.9 sq. feet)



Second Floor

Approx. 14.9 sq. metres (160.6 sq. feet)



Total area: approx. 94.2 sq. metres (1013.5 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.

