





PROPERTY DESCRIPTION

We are delighted to offer this particularly appealing, mid terraced house, which has the considerable advantage of a nice sized, enclosed garden and is located in a pleasing, traffic free position in good residential area, conveniently situated only short walk from a parade of shops and access to public transport too. Attractively and tastefully furnished and presented to a high standard, this alluring abode should suit a wide range of buyers, but would be a perfect starter home for first time buyers and is also ideal for a young family, with having a garden and three bedrooms on the first floor. Internal inspection is essential to fully appreciate all that this delightful dwelling has to offer and early viewing is strongly advised, so as not to miss the chance to buy it.

Complemented by pvc double glazing and gas central heating, this lovely home briefly comprises an entrance hall, a large open plan living room and spacious dining room, with the living room boasting an impressive carved stone fireplace and the dining room having a useful under-stairs store cupboard. The kitchen is fitted with modern, cream gloss finish units, has a built-in electric oven and gas hob, with an extractor hood over, and also has plumbing and space for a slimline dishwasher.

On the first floor is a sizable landing, which allows ample space for a study/computer area, three bedrooms – two decent doubles and a single – and a good-sized, very stylishly furnished bathroom, fitted with a three-piece white suite and including a curved 'shower bath', with a shower over and glazed screen, fitted cabinets around the wash basin and w.c. and with an illuminated vanity mirror over the wash basin.

In front of house is an enclosed, lawned garden, with a flagged, communal access path running directly in front of all the houses in the row. To the rear is a nice sized, enclosed yard and an extremely useful, spacious external utility and store room.

FEATURES

- Mid Terr House with Enclosed Garden
- Appealing Family Home in Traffic Free Loc
- Attractively Presented & Tastefully Furbished
- Good Res. Area - Near a Parade of Shops
- Ent. Hall, Thro' Living Room & Dining Room
- Modern Fitted Kitchen inc. Oven & Hob
- 3 FF Bedrms – 2 Good Doubles & 1 Single
- Stylish 3 Pc Bathrm with Shower Over Bath
- PVC DG & GCH – Useful Ext'nl Utility & Store
- Early Viewing Highly Recommended





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

PVC double glazed, frosted glass entrance door, with a pvc double glazed, frosted glass window light above. Radiator, downlights recessed into the ceiling and stairs to the first floor.

Through Living Room & Dining Room

Living Room

10' 9" plus recess x 10' 3" plus alcoves (3.28m plus recess x 3.12m plus alcoves)
Enjoying an open aspect and overlooking the garden at the front, this pleasant room features a carved stone fireplace and has a pvc double glazed window, telephone point and radiator.

Dining Room

13' 8" x 10' 4" plus alcoves (4.17m x 3.15m plus alcoves)
This spacious second reception room has a pvc double glazed window, radiator and a useful under-stairs storage cupboard, which has fitted shelves and electric power and light.

Kitchen

7' 7" x 6' 11" plus recess (2.31m x 2.11m plus recess)
Attractively furnished and fitted with cream gloss finish units and drawers, laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap, the kitchen also has a built-in electric oven and a gas hob, with an extractor hood over, plumbing and space for a slimline dishwasher, a pvc double glazed window, tiled floor, plinth heater, downlights recessed into the ceiling and a double glazed, frosted glass composite external door.

First Floor

Landing

The good sized landing allows space for a computer desk/study area and has a spindled balustrade, radiator and downlights recessed into the ceiling. Access to the loft space.

Bedroom One

11' 11" x 9' 4" into alcoves (3.63m x 2.84m into alcoves)
This double room has a pvc double glazed window and a radiator.

Bedroom Two

13' 3" x 8' 8" (4.04m x 2.64m)
This second double bedroom is also a good size and benefits from the pleasant outlook from the front. It has a pvc double glazed window and a radiator.

Bedroom Three

10' 3" x 6' 2" (3.12m x 1.88m)
A decent single room, also at the front, with a pvc double glazed window and a radiator.

Bathroom

7' 9" x 7' 2" (2.36m x 2.18m)
Tastefully furnished and fitted with a modern three piece white suite, comprising a 'P' shaped bath with a shower over, tiled splashback and curved shower screen, as well as a vanity wash hand basin and a w.c., which are both set into cabinets, incorporating a cupboard and drawers. Built-in cupboard housing the gas condensing combination central heating boiler, pvc double glazed, frosted glass window, radiator and downlights recessed into the ceiling.

Outside

Front

The delightful, enclosed garden is a beneficial asset of this lovely family home. There is a communal stone flagged pathway directly in front of the house, which extends the full length of the row, giving pedestrian access to all the properties in the street. There is an external light and gates in the fences on either side of the garden to allow access for the neighbours along the path.

Rear

Good sized, enclosed yard, with an external light and a cold water tap.



Outbuilding/External Utility

8' 9" plus recesses x 6' 11" (2.67m plus recesses x 2.11 m)
Bult onto the kitchen at the rear of the house, this substantial outbuilding provides excellent storage space as well as a particularly useful utility space and has a laminate worktop, plumbing for a washing machine, space for a condenser tumble dryer, a pvc double glazed, frosted glass window, electric power and light and a wood entrance door.

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. Immediately after the second parade of shops on the left, turn left into Richmond Road and continue up to the top, past the left turnings into Denton Street and Federation Street and Parker Street is the last row of houses on the left off Richmond Road. Please note there is no vehicular access to the front of the houses in Parker 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.

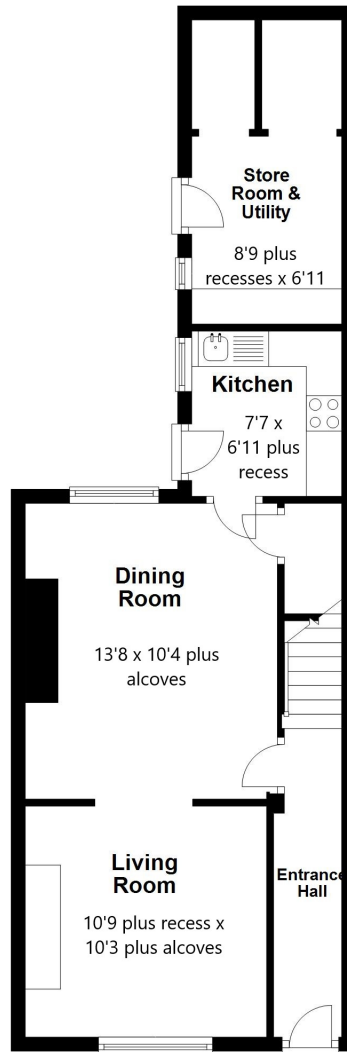
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN

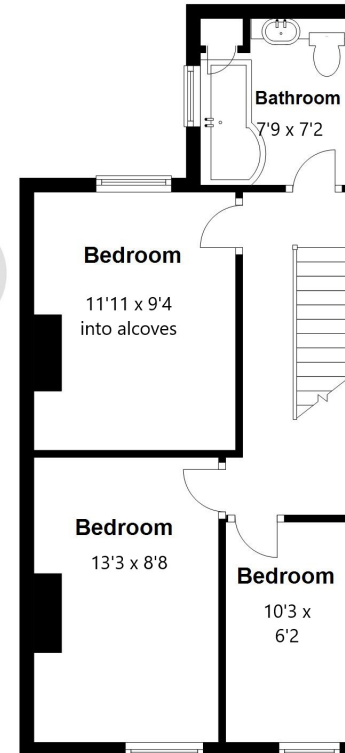
Ground Floor

Approx. 48.4 sq. metres (521.1 sq. feet)



First Floor

Approx. 40.7 sq. metres (437.8 sq. feet)



Total area: approx. 89.1 sq. metres (958.9 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.

