





## PROPERTY DESCRIPTION

Located in a popular residential area, this garden fronted mid terraced house is conveniently situated for access to the town centre shops cafés and everyday amenities, as well as within walking distance of Gisburn Road Primary School, St Joseph's Primary School and Bright Futures Day Nursery. Providing nicely proportioned living space, this tidily presented home is in need of some updating and modernising and would be suitable for a wide range of prospective buyers.

Benefiting from pvc double glazing and gas central heating, the accommodation briefly comprises an entrance vestibule and a living room, which has a fireplace fitted with an electric fire. The good-sized dining kitchen has fitted units and there is a useful utility room, incorporating a ground floor w.c. There are two first floor bedrooms, a generous double and a single, a bathroom, fitted with a three-piece white suite, with an electric shower over the bath, and on the second floor is an attic room, providing a further double bedroom. Enclosed yard to the rear. NO CHAIN INVOLVED.



## FEATURES

- Garden Fronted Mid Terraced House
- Handy for Town Centre & Schools
- Tidily Pres'td, Nice Sized Family Home
- Req's Some Updating & Modernising
- Vestibule & Pleasant Living Room
- Good Sized Dining Kitchen
- Useful Utility Room with GF WC
- 3 Bedrooms inc. Spacious Attic
- 3 Pc Bathrm – Shower over Bath
- PVC DG & GCH – Ideal for FTB's





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Vestibule

PVC double glazed, frosted glass entrance door, with a window light above. Internal door opening into the living room.

#### Living Room

13' 8" into alcoves x 13' 10" (4.17m into alcoves x 4.22m)

This spacious room has a fireplace, fitted with an electric fire, a pvc double glazed window, radiator, an original wall cupboard, built into one of the chimney breast alcoves and wall mounted display shelves in the other. Door giving access to the stairs to the first floor.

#### Dining Kitchen

11' 11" x 9' 0" plus alcoves (3.63m x 2.74m plus alcoves)

The good sized kitchen has fitted units, laminate worktops, with tiled splashbacks, a one and a half bowl sink, with a mixer tap, a fitted breakfast bar, pvc double glazed window and a radiator.

#### Rear Entrance Hall

Understairs storage area and pvc double glazed, frosted glass external door.

#### Utility/Ground Floor W.C.

7' 1" x 5' 5" (2.16m x 1.65m)

This extremely useful room has a laminate worktop, a single drainer sink, plumbing for a washing machine and a vent and space for a tumble dryer. It is also fitted with a w.c., has a pvc double glazed window, a radiator and houses the wall mounted gas condensing combination central heating boiler.

### First Floor

#### Landing

Spindled balustrade, pvc double glazed window, radiator and enclosed stairs to the second floor.

#### Bedroom One

13' 8" into alcoves x 12' 3" (4.17m into alcoves x 3.73m)

This generously proportioned double room has a pvc double glazed window, radiator and built-in storage cupboard.

#### Bedroom Two

8' 6" x 8' 3" into recess (2.59m x 2.51m into recess)

PVC double glazed window and a radiator.

#### Bathroom

Fitted with a three piece suite, comprising a bath, with an electric shower over, a pedestal wash hand basin and a w.c. Part tiled walls and a radiator.

### Second Floor

#### Attic/Bedroom Three

17' 4" in recesses with restricted headroom x 12' 5" plus recesses (5.28m into recesses with restricted headroom x 3.78m plus recesses)

Providing an excellent, large double bedroom, the attic has a radiator and double glazed Velux window.



### Outside

#### Front

Forecourt.

#### Rear

Enclosed yard.

#### Directions

Proceed from our office on Church Street into Skipton Road. At the T junction, turn left and then turn right at the mini roundabout, continuing on Skipton Road, then take the second turning on the left into Bethel 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

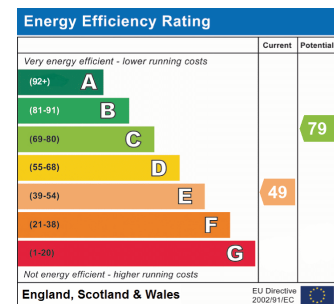
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

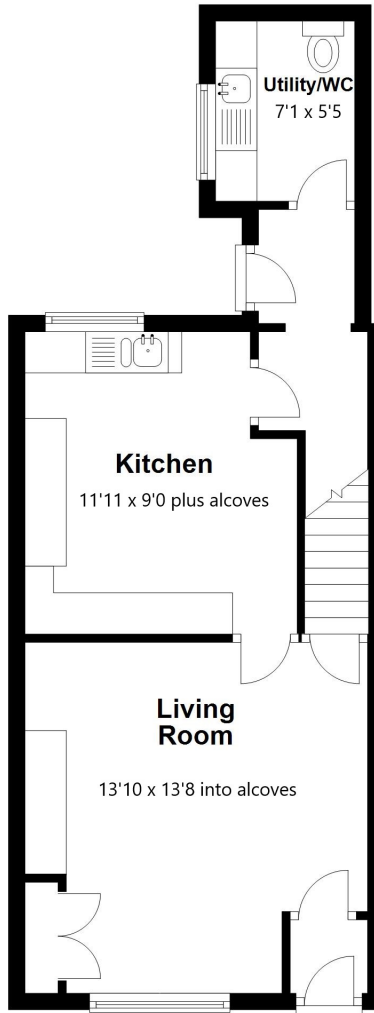
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# FLOORPLAN

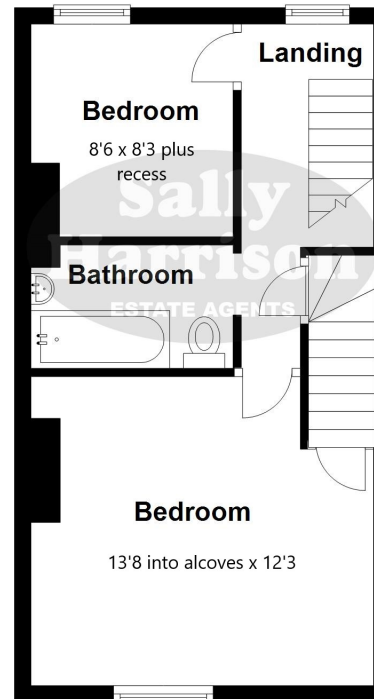
## Ground Floor

Approx. 38.7 sq. metres (416.9 sq. feet)



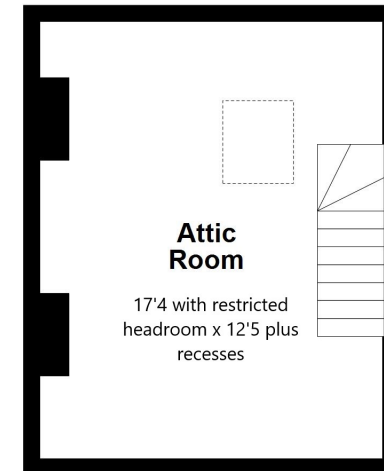
## First Floor

Approx. 33.2 sq. metres (357.6 sq. feet)



## Second Floor

Approx. 21.9 sq. metres (236.0 sq. feet)



Total area: approx. 93.9 sq. metres (1010.5 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.

