







## PROPERTY DESCRIPTION

This stone built mid terraced house is situated in a popular residential area, which is conveniently located for access to the town centre shops, cafes and other amenities. Providing well proportioned living space, this tidily presented home requires some cosmetic improvement and offers lots of potential to create a lovely home, particularly for buyers looking to gain a foothold on the property ladder.

Benefiting from double glazed windows and gas central heating, the accommodation briefly comprises an entrance vestibule, hall and a charming sitting room. There is a spacious living/dining room and a good sized kitchen, attractively fitted with white gloss fronted shaker style units, with a built-in electric oven and a gas hob. The two first floor bedrooms are both generous doubles, there is a larger than average bathroom, which is fitted with a four piece white suite, and on the second floor is a converted loft room, a beneficial attribute, which could be utilised for many purposes including an occasional third bedroom. To the rear is an enclosed paved yard with an attached store. NO CHAIN INVOLVED.



## FEATURES

- Stone Built Mid Terraced House
- Popular Residential Area
- Handy for Access to Shops & Amenities
- Well Proportioned Living Space
- Vestibule, Hall & Sitting Room
- Living/Din Rm & Ftd Kitchen inc Oven/Hob
- 2 Generous Double Bedrooms
- Spacious 4 Pc Bathrm - Sep. Shower
- Converted Loft Rm - DG & Gas CH
- Ideal for a First Time Buyers - No Chain





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Vestibule

Double glazed entrance door, wood finish laminate flooring and frosted glass internal door, opening into the hall.

#### Hall

Stairs to the first floor, radiator and wood finish laminate flooring.

#### Sitting Room

11' 5" x 9' 7" into alcoves (3.48m x 2.92m into alcoves)  
Double glazed window, radiator and wall mounted display shelving.

#### Living/Dining Room

13' 7" plus recesses x 13' 1" (4.14m plus recesses x 3.99m)  
This spacious second reception room features an attractive stone effect fireplace, with a marble inset and hearth, fitted with an electric fire, and has double glazed windows, with a window seat below, a radiator, wall light points and under-stairs storage area.

#### Kitchen

16' 0" x 6' 2" (4.88m x 1.88m)  
The good sized kitchen is fitted with white gloss fronted, shaker style units, laminate worktops, with matching upstands, and a single drainer sink, with a mixer tap. It also has a built-in electric oven and a gas hob, plumbing for a washing machine, double glazed windows, a radiator and part glazed external door.

### First Floor

#### Landing

Enclosed stairs to the second floor converted loft room, an under-stairs storage cupboard and a radiator.

#### Bedroom One

11' 11" plus alcoves x 11' 6" reducing to 9' 2" (3.63m plus alcoves x 3.51m reducing to 2.79m)  
This double room has a double glazed window and a radiator.

#### Bedroom Two

11' 4" x 10' 3" into alcoves (3.45m x 3.12m into alcoves)  
A second double sized room, with a radiator and double glazed window.

#### Bathroom

9' 1" x 6' 2" (2.77m x 1.88m)  
The larger than average bathroom is fitted with a four piece white suite, comprising a bath, a separate shower cubicle, a pedestal wash hand basin and a w.c. Double glazed, frosted glass window, radiator and wall mounted gas combination central heating boiler.



### Second Floor

#### Loft Room

12' 2" to wardrobe fronts x 11' 10" less stairwell (3.71m to wardrobe fronts x 3.61m less stairwell)

A particularly beneficial and advantageous attribute, the spacious converted loft room could serve any number of purposes, including an occasional third bedroom, and has a double glazed Velux window, an electric storage heater and built-in shelved cupboards and a wardrobe, with sliding doors, extending the full length of one wall.

#### Outside

#### Rear

Enclosed, paved yard, with an outbuilding/store, providing useful storage space.

#### 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, go right at the mini roundabout, continuing on Skipton Road, and then take the second right turning off Skipton Road into Lower West Avenue.

#### 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.

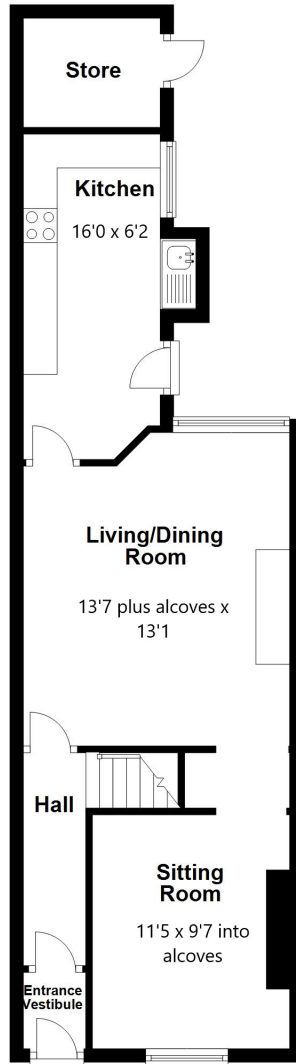
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



# FLOORPLAN

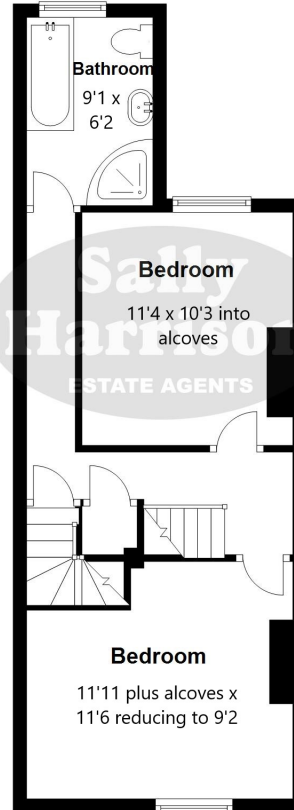
## Ground Floor

Approx. 49.2 sq. metres (529.1 sq. feet)



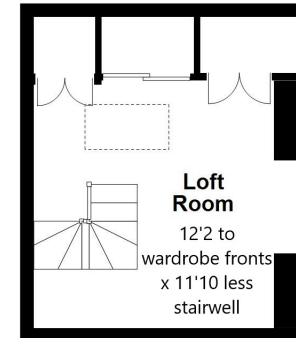
## First Floor

Approx. 39.7 sq. metres (427.8 sq. feet)



## Second Floor

Approx. 18.4 sq. metres (198.3 sq. feet)



Total area: approx. 107.3 sq. metres (1155.2 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.

