





PROPERTY DESCRIPTION

Located in a popular residential area, this stone built end terraced house is just a short walk from the parade of shops on Skipton Road, Sainsbury's Supermarket and also within easy reach of the town centre shops and other amenities. Providing nicely proportioned living space, this tidily presented home would be suitable for either first time buyers or a speculator looking for a buy to let investment and an early viewing is strongly recommended.

Benefiting from double glazing and gas central heating, the accommodation briefly comprises a good sized living room, with a stone fireplace, which extends into one chimney breast alcove, a stained wood floor and an open staircase. The large kitchen allows ample space for a dining table and has fitted units, granite worktops and a built-in Range style cooker, with a stainless steel extractor canopy over. There are two first floor bedrooms, one spacious double and a small double or large, and a bathroom, which is half tiled and fitted with a three piece white suite, with a shower over the bath. To the rear is a pleasant, enclosed yard, which is partially surrounded by substantial timber fencing. NO CHAIN INVOLVED.

FEATURES

- Stone Built End Terraced House
- Nicely Proportioned & Tidily Pres'td Home
- Short Walk from Shops & Amenities
- Good Sized Living Rm with Open Stairs
- Fitted Dining Kitchen inc. Range Cooker
- 2 Decent Sized Bedrooms
- Half Tiled 3 Pc Bathrm - Shwr over Bath
- Double Glazing & Gas Central Heating
- Pleasant, Nice Sized Rear Yard/Patio
- Ideal for FTB's or Investors - No Chain





ROOM DESCRIPTIONS

Ground Floor

Entrance

Part glazed entrance door, opening into the living room.

Living Room

13' 4" plus recesses x 13' 3" plus alcove (4.06m plus recesses x 4.04m plus alcove)

A good size, the living room features a stained wood floor, a stone fireplace and an open staircase, leading up to the first floor, with a spindled balustrade. Wall mounted display shelving, two pvc double glazed windows and a radiator.

Dining Kitchen

13' 3" x 11' 9" (4.04m x 3.58m)

Allowing ample space for a dining table, the spacious kitchen has fitted units, granite worktops, with tiled splashbacks and a single drainer sink, with a mixer tap. It also has a built-in range style cooker, incorporating a large electric oven and a five ring gas hob, with a stainless steel extractor canopy over, plumbing for a washing machine, a double glazed window, tiled floor, radiator and external door. There is also an under-stairs storage cupboard, with a double glazed, frosted glass window and housing the wall mounted gas condensing combination central heating boiler.

First Floor

Landing

Double glazed window and access to the loft space.

Bedroom One

13' 4" plus recess x 13' 4" (4.06m plus recess x 4.06m)

A very generously proportioned double bedroom, which has two double glazed windows, a radiator and a built-in wardrobe/storage cupboard.

Bedroom Two

11' 11" x 7' 9" (3.63m x 2.36m)

Providing good sized single or small double bedroom, with a radiator and double glazed window. Access to the loft space.

Bathroom

8' 11" x 5' 4" (2.72m x 1.63m)

Half tiled and fitted with a three piece white suite, comprising a bath, with a shower over and glazed shower screen, a pedestal wash hand basin and a w.c. Double glazed, frosted glass window and a radiator.



Outside

Rear

The pleasant, enclosed yard is an appealing attribute of the property and is mainly surrounded by timber fencing. It has a paved area, with the remainder being gravel covered, and has a cold water tap and external light.

Directions

If travelling into Colne from the direction of Foulridge along the A56/Skipton Road, go past the new houses on the left and NR Engineering, take the second exit off the large roundabout, continuing on Skipton Road. Go past the Fish & Chip Shop on the left and then turn next right, immediately after Corner Kitchen on the right, into Bath 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

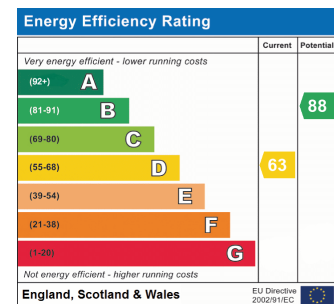
Fixtures & Fittings - All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

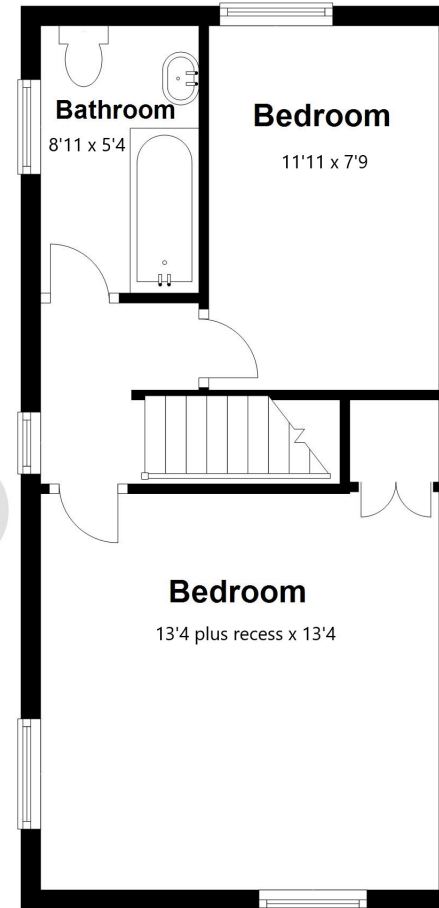
Ground Floor

Approx. 36.3 sq. metres (390.9 sq. feet)



First Floor

Approx. 33.7 sq. metres (362.5 sq. feet)



Total area: approx. 70.0 sq. metres (753.4 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.