





PROPERTY DESCRIPTION

This garden fronted, mid terraced house is situated in a popular residential area, off Skipton Road, and has the advantage of being conveniently located within comfortable walking distance of the town centre shops, cafés and other amenities. Providing very well proportioned living space, ideal for first time buyers or a young family, the property is also situated within easy reach of a children's nursery, two primary schools and two parks and must be viewed internally in order to fully appreciate the spaciousness and potential offered by this appealing family abode.

Benefiting from pvc double glazing and gas central heating, the accommodation briefly comprising an entrance vestibule and hall, a through lounge and dining room, featuring a stained wood fireplace and living flame gas fire in the lounge, a fitted kitchen, with white units and marble effect laminate worktops, and a good sized, extremely useful utility room.

There are three first floor bedrooms, all of which have fitted wardrobes, and a fully tiled, attractively furnished bathroom, fitted with a modern four piece white suite, including a separate shower cubicle. The dormer attic bedroom on the second floor provides a fourth bedroom and to the rear of the house is an enclosed yard.

FEATURES

- Garden Fronted Mid Terraced House
- Well Proportioned Living Space
- Handy for Access to Schools & Amenities
- Vestibule, Hall, Thro' Lounge & Dining Rm
- Fitted Kitchen & Useful Utility Room
- 3 FF Bedrms - All with Ftd Wardrobes
- Dormer Attic/Bedroom 4
- Attractive 4 Pc Bathroom with Sep. Shower
- PVC Double Glazing & Gas Central Heating
- Enclosed Yard to the Rear





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

PVC double glazed, frosted glass entrance door, with a matching window light above. Part glazed internal door opening into the hall.

Hall

Stairs to the first floor and wall light points.

Thro' Lounge & Dining Room

25' 6" x 11' 5" (7.77m x 3.48m)

This spacious room features an attractive stained wood fireplace, with a marble inset and hearth, fitted with a living flame gas fire in the lounge and has pvc double glazed windows in both the front and rear elevations, two radiators and wall light points.

Kitchen

8' 0" x 7' 6" (2.44m x 2.29m)

The kitchen is fitted with white units and draws, laminate worktops, with tiled splashbacks, and a single drainer drainer sink, with a mixer tap. It also has gas and electric cooker points, a pvc double glazed window, an extractor and under stairs storage cupboard.

Utility

10' 7" into recess x 6' 8" (3.23m into recess x 2.03m) This good sized room has plumbing for a washing machine and space and a vent for a tumble dryer, a built-in storage cupboard, wall mounted gas condensing combination central heating boiler, two pvc double glazed, frosted glass windows, a radiator and pvc double glazed, frosted glass external door.

Ground Floor W.C.

Fitted with a w.c. and also having a pvc double glazed, frosted glass window.

First Floor

Landing

Spindle balustrade, wall light point and over-stairs storage cupboard. Enclosed stairs leading to the second floor, with an under-stairs cupboard.

Bedroom One

12' 11" to wardrobe fronts x 11' 7" (3.94m to wardrobe fronts x 3.53m) This good sized double room has fitted wardrobes, incorporating shelving, which extend the full length of one wall, a pvc double glazed window and radiator.

Bedroom Two

7' 9" to wardrobe front x 7' 4" (2.36m to wardrobe front x 2.24m) This single room has a fitted wardrobe unit, incorporating a dressing table/vanity area with drawers below and a mirror behind, with storage cupboards at the top. It also has a pvc double glazed window and radiator.

Bedroom Three

7' 9" into recess x 7' 5" (2.36m into recess x 2.26m) This bedroom also has a fitted wardrobe, a shelving unit, with storage cupboards above, a pvc double glazed window and a radiator.

Bathroom

9' 8" x 5' 8" (2.95m x 1.73m)

Fully tiled and fitted with a modern four piece white suite, comprising a bath, with a mixer tap and shower attachment, a separate shower cubicle, a pedestal wash hand basin and a w.c. The bathroom also has a radiator, an extractor and downlights recessed into the ceiling.



Second Floor

Dormer Attic/Bedroom Four

13' 8" x 11' 10" (4.17m x 3.61m)

A decent sized double, the attic bedroom has a pvc double glazed dormer window, a radiator and under-eaves storage.

Outside

Front

Forecourt.

Rear

Enclosed yard, with an external cold water tap..

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 right at the mini roundabout, continuing on Skipton Road. 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

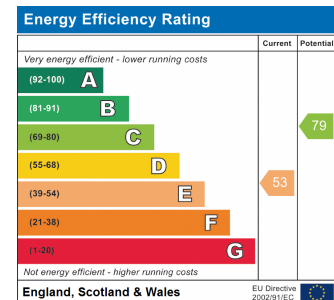
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

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PROPERTY TO SELL?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

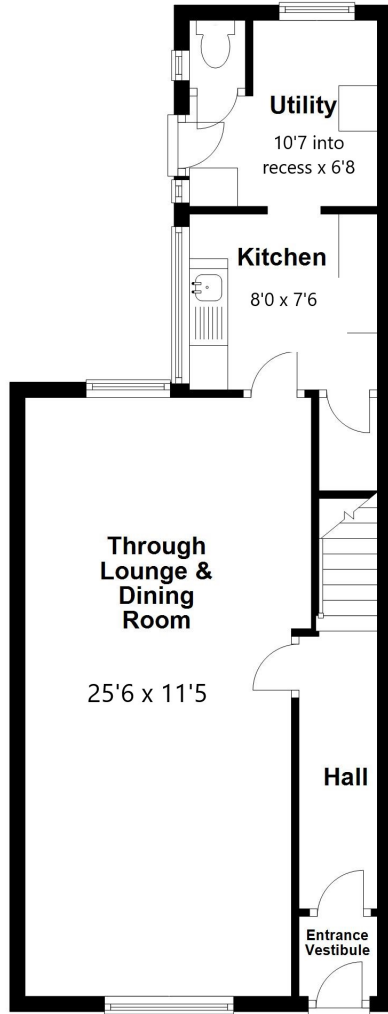
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FLOORPLAN

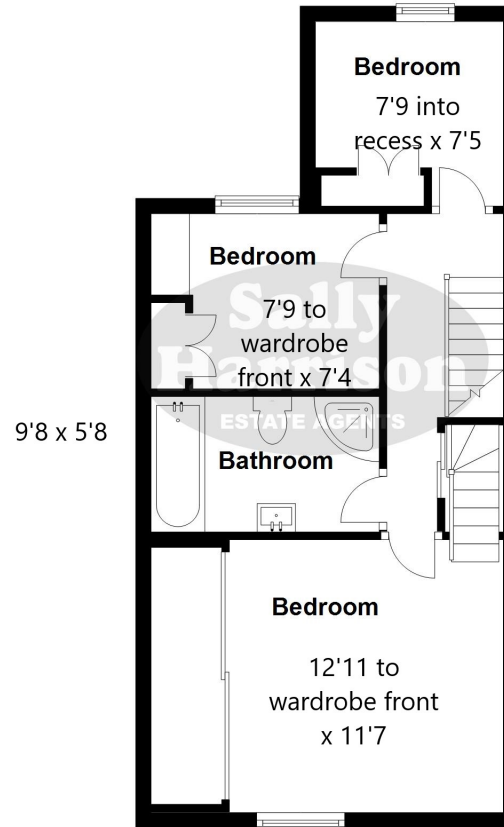
Ground Floor

Approx. 49.4 sq. metres (531.7 sq. feet)



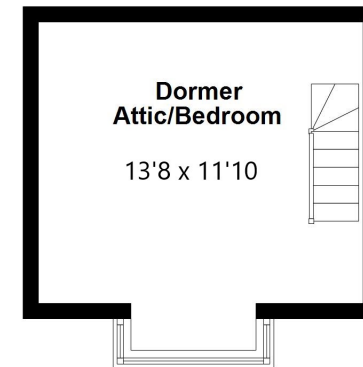
First Floor

Approx. 41.5 sq. metres (447.2 sq. feet)



Second Floor

Approx. 16.0 sq. metres (172.1 sq. feet)



Total area: approx. 106.9 sq. metres (1151.0 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.

