





PROPERTY DESCRIPTION

Offering a huge amount of potential and scope, this semi-detached bungalow is set in a much sought after village location, within close proximity to a bus route and within walking distance of Sough Park and the beautiful surrounding countryside. Having the benefit of a delightful, sizeable garden at the rear and an attached, good sized garage, which can be accessed internally, this appealing dwelling requires a degree of modernisation and refurbishment and would be perfect for buyers looking for a project. Internal viewing is strongly recommended on this charming abode, which provides well proportioned living space and has the makings of a truly excellent retirement home.

Benefiting from gas central heating, the accommodation briefly comprises an entrance hall and a spacious lounge, which has a stone fireplace with a living flame gas fire and double doors opening into the dining room. This second reception room is also a good size and has a fireplace with a solid fuel fire, there is a rear porch and a kitchen, with fitted units, an electric oven, grill and hob, and a door from this room allows access into the garage. Both bedrooms are decent sized doubles and the bathroom is half tiled and fitted with a three piece suite, with an electric shower over the bath.

The attached garage has folding timber doors and a tarmac covered driveway in front, which provides off road parking for two cars and has garden borders stocked with small shrubs. A very pleasing feature is the generous enclosed rear garden, which has a paved patio and a timber shed. NO CHAIN INVOLVED.



FEATURES

- Semi-Detached Bungalow in Village Loc
- Req's Refurbishment & Modernisation
- Short Walk from Sough Park & Bus Stop
- Well Proportioned Living Space with GCH
- Ent Hall & Lounge with F'place & Gas Fire
- Dining Room & Rear Porch
- Ftd Kitchen with Internal Access to Garage
- 2 Double Bedrooms & 3 Pc Bathroom
- Garage, Drive with Garden Borders
- Sizeable, Enclosed Rear Garden



ROOM DESCRIPTIONS

Entrance Hall

Part glazed entrance door, with a window light above. Radiator and access to the loft space, via a retractable ladder.

Lounge

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

This nicely proportioned room has a stone fireplace, fitted with a living flame gas fire, stained glass and leaded windows in both the front and side elevations, with secondary glazed units, a radiator and frosted glass double doors opening into the dining room.

Dining Room

12' 3" x 9' 9" plus recess (3.73m x 2.97m plus recess)

The dining room has an open fireplace, with a grate for a solid fuel fire, display shelving and a radiator. There is also a window, overlooking the garden at the rear, an internal window, between this room and the rear porch, and a frosted glass door, opening into the porch.

Rear Porch

9' 9" x 6' 2" (2.97m x 1.88m)

The porch has windows in two elevations, a radiator and electric light.

Kitchen

11' 10" x 6' 6" (3.61m x 1.98m)

The kitchen has fitted units, laminate worktops, a single drainer sink, an electric oven, with a separate electric grill below, and a ceramic electric hob. It also houses the wall mounted gas combination central heating boiler, has a frosted glass window, radiator, an external door, leading out to the rear garden and an internal door giving access into the garage.

Bedroom One

11' 7" x 11' 7" (3.53m x 3.53m)

This double room has a stained glass and leaded window, with a secondary glazed unit, and a radiator.

Bedroom Two

12' 11" x 9' 11" (3.94m x 3.02m)

A second double room, with a double glazed window and a radiator.

Bathroom

Half tiled and fitted with a three piece suite, comprising a cast iron bath, with an electric shower over, a pedestal wash hand basin and a w.c., the bathroom also has a frosted glass window, a radiator and built-in shelved cupboard.

Outside

Front

Tarmac covered drive, providing off road parking for two cars, with garden borders, stocked with small shrubs.

Garage

16' 11" x 10' 4" plus recess (5.16m x 3.15m plus recess)

The good sized, attached single garage has folding timber entrance doors, a skylight and an electric light.



Rear

Sizeable, enclosed garden with a paved patio and garden shed. Cold water tap.

Directions

Proceed out of Barnoldswick along Kelbrook Road. Go down the hill, straight through the crossroads in Salterforth and on to the large roundabout at the end of Kelbrook Road. Take the first exit off the roundabout onto the A56/Colne Road (signposted for Earby and Skipton), go through Kelbrook into Sough and the bungalow is on the left hand side.

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

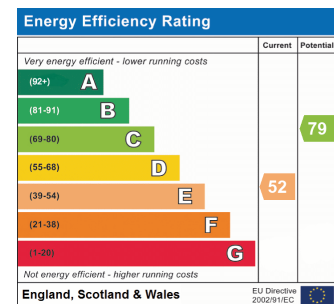
Fixtures & Fittings - All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

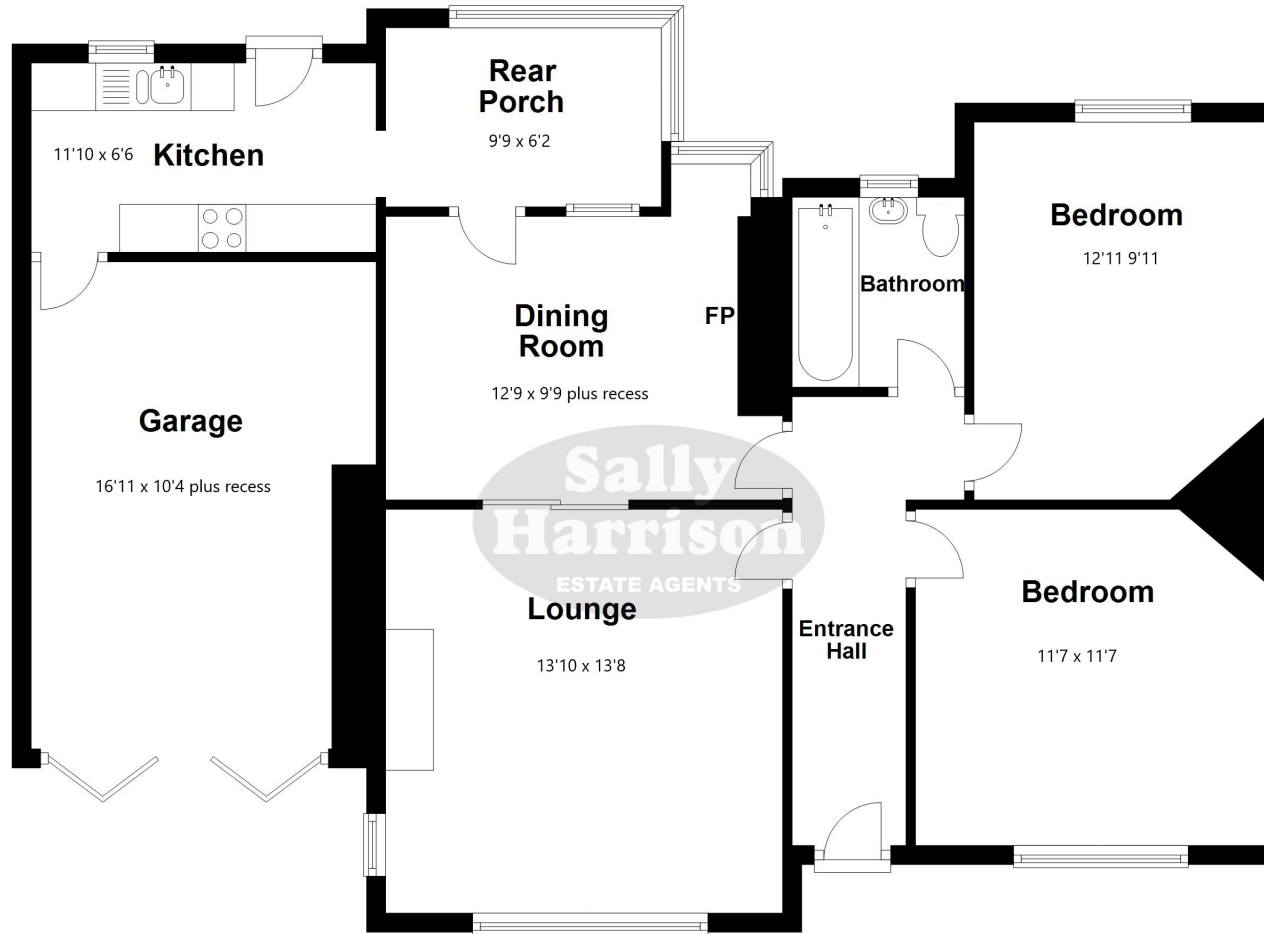
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FLOORPLAN

Ground Floor

Approx. 99.9 sq. metres (1075.3 sq. feet)



Total area: approx. 99.9 sq. metres (1075.3 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 warrant 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.

