





PROPERTY DESCRIPTION

Located in a much sought after area, this superior four bedroomed bay and garden fronted, stone built terraced house boasts many advantageous attributes, and is, without question, an exceptional family home. Providing generously proportioned living space, which must be viewed internally to be fully appreciated, this well presented dwelling is conveniently located for easy access to the town centre shops, cafés and bars, as well as other amenities such as a Primary School, a Children's Nursery, West Craven High School and the Sports Centre.

Having the benefit of pvc double glazing and gas central heating, run by a condensing combination boiler which was newly installed in 2021, the accommodation briefly comprises, an entrance vestibule, hall and a very pleasant, good sized lounge, which is currently used as a dining room and has a bay window and an attractive stained wood fireplace fitted with a living flame gas fire. The large living room has a Limestone fireplace fitted with a multi fuel stove, there is a nice sized kitchen, which has painted, wood fronted units, a built-in electric oven and a gas hob, and a door from this room gives access to the sizeable cellar, which provides an abundance of excellent storage space.

On the first floor are three bedrooms, two spacious doubles and a large single or small double, a larger than average bathroom, which has a four piece white suite including a corner bath and a separate double sized shower cubicle, and on the second floor is a huge, fabulous attic room, which affords a further double bedroom.

At the rear is a useful attached outbuilding/external utility room and an enclosed yard.

FEATURES

- Superior Bay/Garden Fronted Terr Hse
- Generously Proportioned Family Home
- Handy for Access to Schools & Amenities
- Vestibule, Hall & Lounge with Bay Window
- Spacious Living Rm with Fireplace & Stove
- Ftd Kitchen inc. Oven/Hob & Sizeable Cellar
- 4 Bedrooms inc. Huge, Fabulous Attic
- Larger than Average 4 Pc Bathroom
- Attached Outbuilding/External Utility
- PVC DG & Gas CH - New Boiler Fit in 2021





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

PVC double glazed entrance door, with a matching window light above. Internal door opening into the hall.

Hall

Stairs to the first floor, wood finish laminate flooring, radiator, wall mounted coat hooks and coved ceiling.

Lounge/Dining Room

13' 9" into alcoves x 11' 10" plus bay (4.19m into alcoves x 3.61m plus bay)

This extremely pleasant, light and airy room features an attractive period style fireplace, with a stained wood surround and marble hearth, fitted with a living flame gas fire and has a pvc double glazed bay window, radiator and coved ceiling.

Living Room

14' 9" x 14' 1" into alcoves (4.50m x 4.29m into alcoves)

This very spacious second reception room boasts a carved limestone fireplace, fitted with a multi-fuel stove, is laid with wood finish laminate flooring and has a pvc double glazed window and a radiator.

Kitchen

9' 7" x 9' 5" plus bay (2.92m x 2.87m plus bay)

The nice sized kitchen is fitted with painted wood fronted units, laminate worktops, with tiled splashbacks, and a one and a half bowl sink, with a mixer tap. It also has a built-in electric oven, a gas hob, with an extractor hood over, a pvc double glazed bay window, radiator, tiled floor, a pvc double glazed, frosted glass external door and a door giving access to the cellar.

Cellar

16' 3" plus recesses x 11' 8" plus recesses (4.95m plus recesses x 3.56m plus recesses)

Providing an abundance of storage space, the sizeable and extremely useful cellar has electric power and light.

First Floor

Landing

Spindled balustrade and enclosed stairs to the second floor, with an under-stairs storage cupboard.

Bedroom One

14' 9" x 11' 8" into alcoves (4.50m x 3.56m into alcoves)

This large double room has a pvc double glazed window, picture rail and a radiator.

Bedroom Two

11' 9" x 10' 2" into alcoves (3.58m x 3.10m into alcoves)

This second double room is also a good size and has a pvc double glazed window, picture rail and radiator.

Bedroom Three

8' 8" x 7' 7" (2.64m x 2.31m)

Providing a large single or small double room, with a radiator, picture rail and pvc double glazed window.

Bathroom

10' 0" x 7' 8" plus recess (3.05m x 2.34m plus recess)

The larger than average bathroom is fitted with a four piece white suite, comprising a corner bath, a double size shower cubicle, a pedestal wash hand basin and a w.c. It also has a pvc double glazed, frosted glass window, chrome finish radiator/heated



towel rail and a built-in, shelved storage cupboard.

Second Floor

Attic/Bedroom Four

18' 8" x 16' 10" less stairwell (5.69m x 5.13m less stairwell)

A really impressive room, the huge attic is ideal for use as a bed/sitting room and is laid with wood finish laminate flooring, has a radiator and two double glazed Velux windows.

Outside

Front

Paved and pebble covered forecourt.

Rear

Enclosed yard, with a cold water tap and a good sized outbuilding/external utility.

Outbuilding/External Utility

10' 4" x 10' 2" (3.15m x 3.10m)

A particularly beneficial asset, with plumbing for a washing machine, electric power and light and which houses the gas condensing combination central heating boiler, which was newly installed in May 2021.

Directions

From our office, proceed along Church Street towards Manchester Road, go round the sweeping left hand bend into Manchester Road and proceed up the hill and then turn left opposite The Greyhound Pub into Park 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

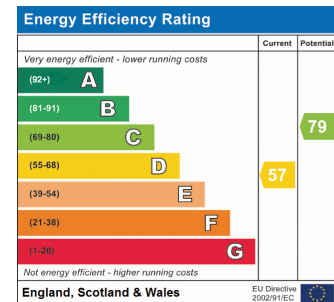
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

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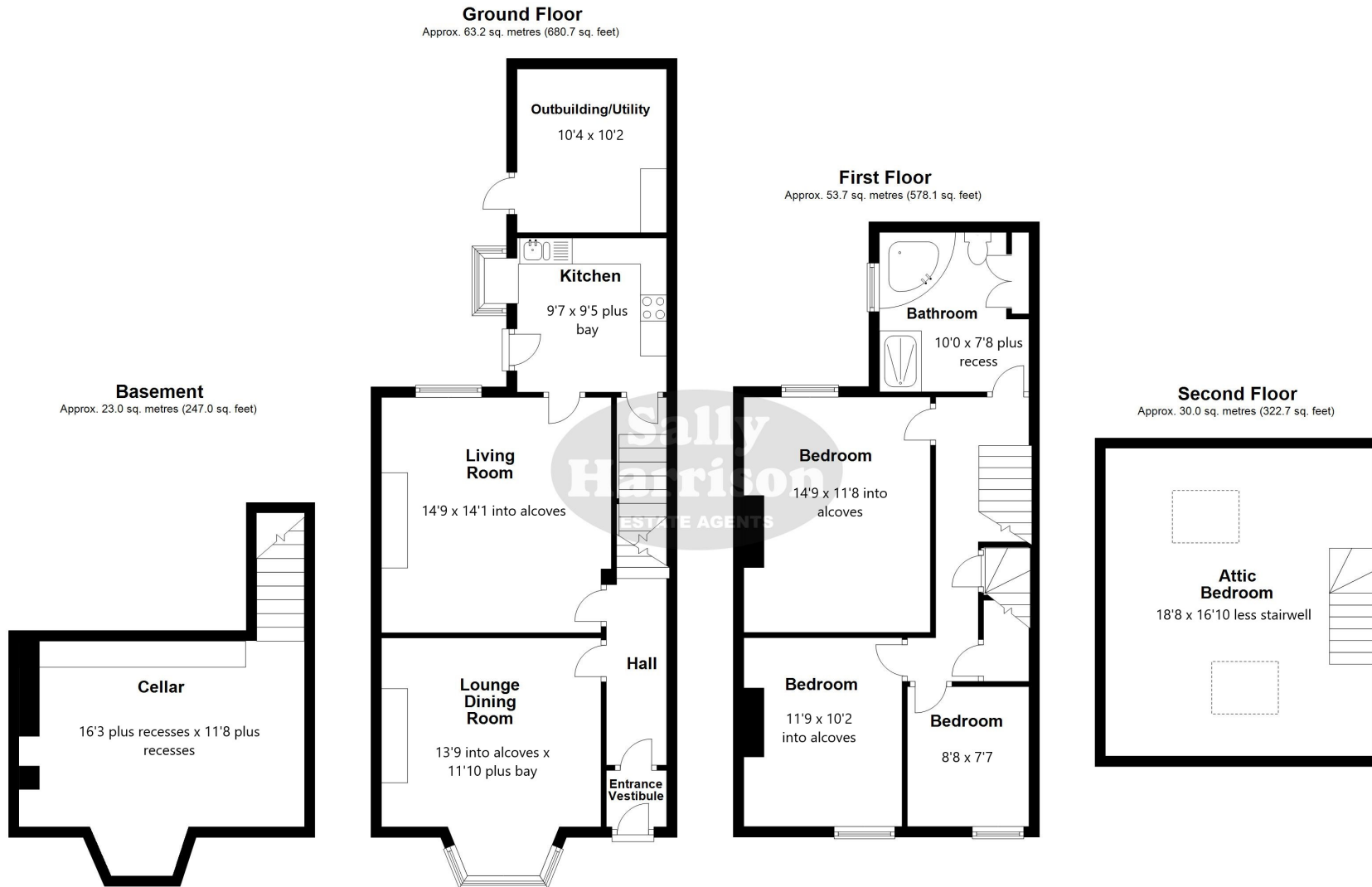
House to Sell?

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

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FLOORPLAN



Total area: approx. 169.9 sq. metres (1828.5 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 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.

