





## PROPERTY DESCRIPTION

Situated in a very popular, sought after residential area, opposite Earby Cricket Ground, and having the advantage of a lovely open aspect/views from the first floor bedrooms, this extremely appealing mid terraced house would be an ideal starter home for first time buyers, but would also be suitable for buyers with a young family. Early viewing is strongly recommended on this well presented property, which is conveniently located for the town centre shops, cafes and other amenities and provides well proportion living space, which must be viewed to be fully appreciated.

Benefiting from gas central heating and pvc double glazing, which was newly installed in 2021, including the external doors, the accommodation briefly comprises a spacious sitting room, with an attractive fireplace fitted with a living flame gas fire (currently not in use), a good sized kitchen, which allows ample space for a dining table and is stylishly furnished with cream gloss fronted units and drawers, a built-in electric double oven/grill and a gas hob with an extractor canopy over.

On the first floor are three bedrooms, two of which enjoy the lovely outlook and views from the front, a bathroom, fitted with a four piece white suite, including a separate shower cubicle, and on the second floor is a superb attic room, which affords a fabulous fourth bedroom. There is a paved forecourt and an enclosed, good sized yard at the rear.

## FEATURES

- Appealing Terraced Hse with Forecourt
- Much Sought After Residential Area
- Well Pres'td, Impressive Family Home
- Handy Loc for Access to Amenities
- Spacious, Attractively Furbished Sitting Rm
- Large, Stylish Dining Kit inc. Dble Oven & Hob
- 4 Bedrooms inc. Fabulous Attic Room
- 4 Pc Bathrm inc. Separate Shower
- Good Sized Enclosed Yard to Rear
- PVC DG - Newly Fitted 2021 & Gas CH





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance

Attractive composite entrance door, with a pvc double glazed window light above, leading into the sitting room.

#### Sitting Room

16' 1" into alcoves x 13' 6" plus recess (4.90m into alcoves x 4.11m plus recess)

A very spacious and tastefully furnished room, featuring an attractive fireplace, with a marble inset and hearth, fitted a living flame gas fire ( please note that the gas fire currently fitted is not in working order). It also has a pvc double glazed window, two radiators, a television point and coved ceiling.

#### Dining Kitchen

12' 10" plus recess x 12' 6" (3.91m plus recess x 3.81m)

The large kitchen allows ample room for a family sized dining table and is stylishly furnished with modern cream gloss fronted units and drawers, laminate worktops with co-ordinating tiled splashbacks, and a single drainer sink, with a mixer tap. It also has a built-in electric double oven/grill, a gas hob, with an extractor canopy over, plumbing for a washing machine, concealed lighting under the wall units and a telephone point. The wall mounted gas combination central heating boiler is housed in the kitchen, which also has an open staircase to the first floor, an under-stairs storage cupboard, which has a fitted shelf and electric light, and a pvc double glazed, frosted glass external door.

### First Floor

#### Landing

Spindled balustrade, pvc double glazed window, radiator, downlights recessed into the ceiling and stairs to the second floor.

#### Bedroom One

13' 5" x 9' 2" (4.09m x 2.79m)

Enjoying the pleasant open outlook/views from the front, this double room has a pvc double glazed window and radiator.

#### Bedroom Two

10' 2" x 6' 5" (3.10m x 1.96m)

Also benefiting from the open aspect/views this good sized single room has a pvc double glazed window and a radiator.

#### Bedroom Three

9' 10" x 5' 8" (3.00m x 1.73m)

Another single room, with a pvc double glazed window and a radiator.

#### Bathroom

Fitted with a four piece white suite, comprising a tiled shower cubicle, a bath, a w.c and a wash hand basin, set into a vanity unit with drawers below. The bathroom is part tiled, is laid with quality tile effect Vinyl flooring and has a pvc double glazed, frosted glass window, radiator and an extractor fan.

### Second Floor



### Attic/Bedroom Four

17' 2" x 14' 8" plus recess (5.23m x 4.47m plus recess)

With restricted headroom in parts, the attic provides a fantastic double bedroom and has a double glazed Velux window, a radiator and boarded under-eaves storage spaces.

### Outside

#### Front

Indian stone flagged forecourt.

#### Rear

Enclosed yard, with an external cold water tap and external light.

#### Directions

Proceed into Earby on the A56, via Kelbrook and Sough, along Colne Road. Turn right immediately after the Station Hotel on the right into Rostle Top Road, then at the crossroads turn left into Hartley Street and the house is on the left opposite Earby Cricket Ground.

#### 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.

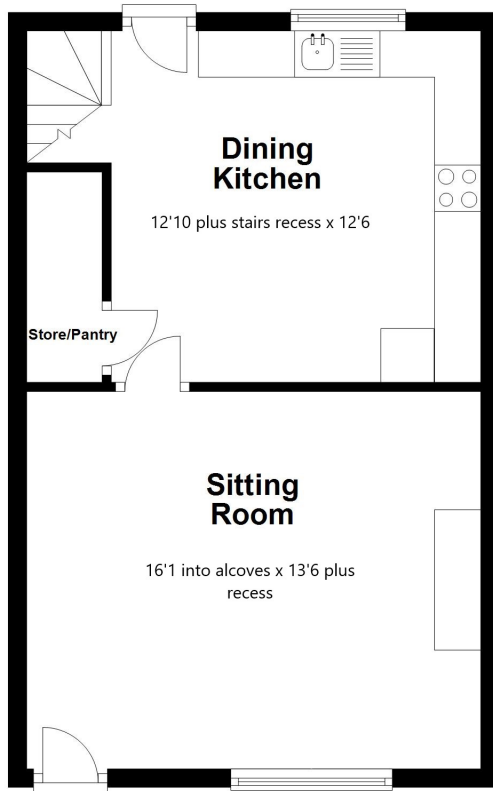
10C25TT/18C25TT

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

# FLOORPLAN

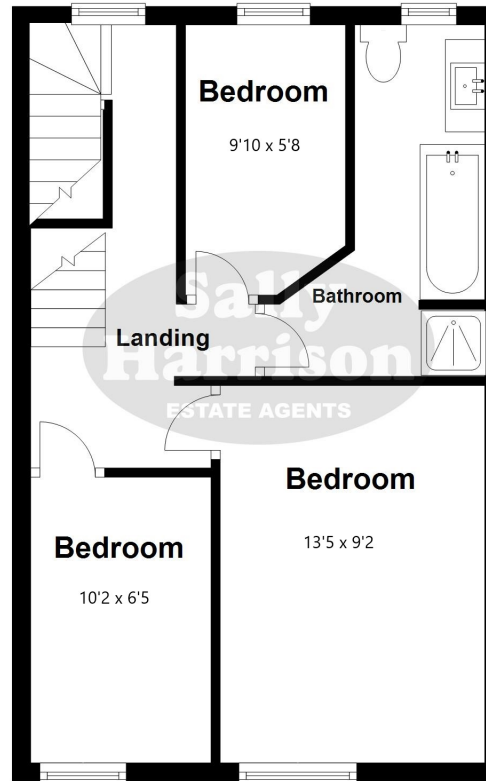
## Ground Floor

Approx. 39.3 sq. metres (422.7 sq. feet)



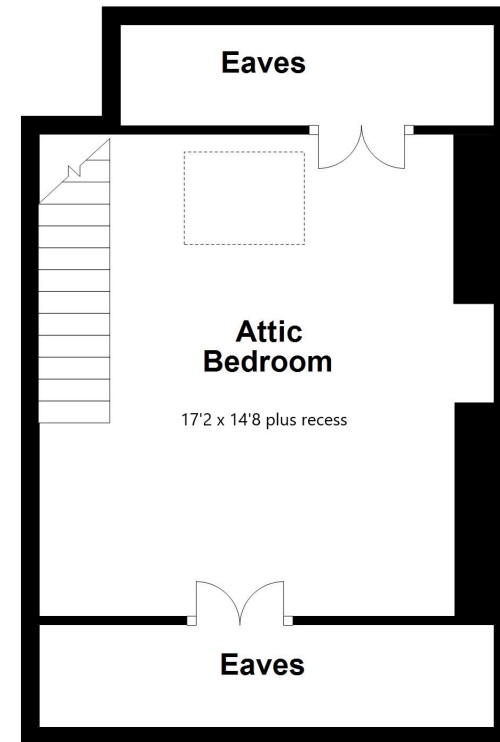
## First Floor

Approx. 39.3 sq. metres (422.7 sq. feet)



## Second Floor

Approx. 36.3 sq. metres (390.8 sq. feet)



Total area: approx. 114.8 sq. metres (1236.2 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 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.

