





PROPERTY DESCRIPTION

Having the considerable advantage of off-road parking at the rear, this charming stone built mid terraced house is located in a highly desirable area, within walking distance of the town centre shops, cafes and other amenities. Offering well presented, tastefully furnished living space, this lovely home and would be suitable for a wide variety of prospective buyers, particularly those looking to downsize or acquire their first home.

FEATURES

- Appealing Terraced House with Forecourt
- Highly Desirable Loc - Handy for Amenities
- Well Pres'td & Tastefully Furbished Home
- Off Road Parking & Timber Shed
- Entrance Porch, Hall & Sitting Room
- Spacious Living/Dining Room
- Attractive Ftd Kitchen, Utility & GF WC
- 2 Bedrms - 1 with Built-in Wardrobes
- Converted Loft Rm/Occasional Bedrm
- PVC DG & Gas CH - Viewing Highly Rec.





ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

PVC double glazed entrance door, pvc double glazed windows, wood effect laminate flooring and a part glazed internal door, with a single glazed window light above, leading into the hall.

Hall

Stairs to the first floor, dado rail and radiator.

Sitting Room

11' 9" x 11' 0" (3.58m x 3.35m)

This extremely inviting room features a charming cast iron fireplace, with a tiled inset and hearth and display mantel above, and has a pvc double glazed window, radiator, television point and picture rail.

Living/Dining Room

14' 7" into alcoves x 13' 0" (4.45m into alcoves x 3.96m)

This generously proportioned second reception room has a decorative fireplace, recessed into the chimney breast, with a wood beam mantel above, a pvc double glazed window, radiator, television and telephone points and a useful under-stairs storage cupboard, with fitted shelves and an electric light.

Kitchen

8' 9" x 7' 4" (2.67m x 2.24m)

The nicely sized kitchen is fitted with cream units and drawers, laminate worktops, with tiled splashbacks, and a one and a half bowl sink, with a mixer tap. It also has a built-in electric double oven/grill, a gas hob, plumbing and space for a dishwasher, a pvc double glazed window, radiator and a door giving access into the utility room.

Utility Room

10' 6" into recess x 7' 8" (3.20m into recess x 2.34m)

This extremely useful room has plumbing for a washing machine, a large, built-in storage cupboard, which houses the gas condensing combination central heating boiler, a pvc double glazed window, pvc external door and wood effect laminate flooring.

Ground Floor W.C.

Fitted with a two piece modern white suite, comprising a corner sink, with a mixer tap and tiled splashback, and a w.c. PVC double glazed, frosted glass window and wood effect laminate flooring.

First Floor

Landing

Spindled balustrade and dado rail.

Bedroom One

12' 6" to wardrobe fronts, plus recess x 11' 8" (3.81 m to wardrobe fronts, plus recess x 3.56m)

This spacious double room has fitted wardrobes, with storage cupboards above, a pvc double glazed window, radiator and television aerial point.

Bedroom Two

10' 2" x 8' 2" plus recess (3.10m x 2.49m plus recess)

This good sized single room has a pvc double glazed window, an ornamental cast iron fireplace and a radiator.

Shower Room

13' 0" x 6' 1" (3.96m x 1.85m)

The larger than the average shower room has been recently tastefully and very attractively refurbished and is fitted with a three piece white suite, comprising a double size, tiled shower cubicle, a w.c. and a wash hand basin, set on a base unit, incorporating 'soft close' drawers, with a wall mounted, mirror fronted cabinet above. It also has a pvc double glazed, frosted glass window, radiator, an extractor fan, a dado rail and is laid with quality Vinyl flooring. There is also a door giving access to enclosed space saver stairs, which lead to the converted loft room.



Converted Loft Room

13' 4" x 10' 2" less central staircase (4.06m x 3.10m less central staircase)

Carried out by the current owners (Building Regulation approval not obtained) the converted loft room is a particularly beneficial attribute of this alluring home and can serve any number of purposes, including an occasional bedroom, hobby room or home office. It has a double glazed Velux window and built-in display/storage shelves.

Outside

Front

Enclosed, resin covered forecourt, with a raised garden bed.

Rear

Directly behind the house is an enclosed, stone flagged yard, with a small garden bed. Across the back street, directly opposite the house, is a good sized, pebble covered off road parking area, one which there is a timber shed, with a composite entrance door and a pvc double glazed window.

Directions

From our office on Church Street, proceed towards Manchester Road. On the sweeping left hand bend at the end of Church Street, take the right hand turning into Walmsgate and then turn first right into Calf Hall Road and the house is on the right.

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.

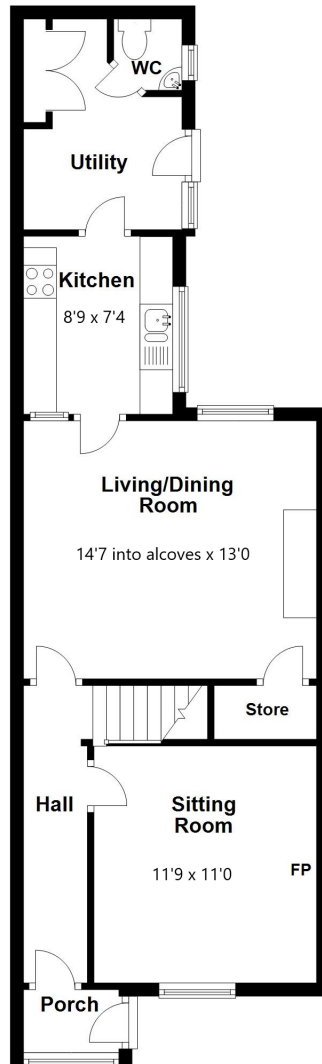
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN

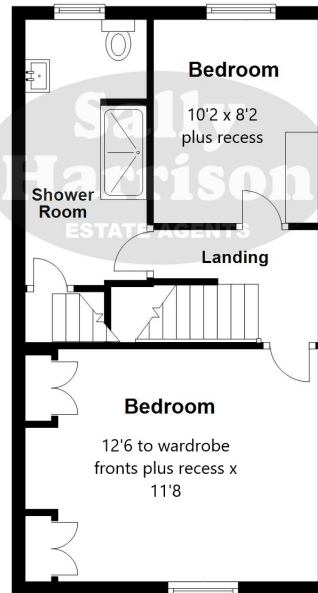
Ground Floor

Approx. 54.1 sq. metres (582.1 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.2 sq. feet)



Second Floor

Approx. 12.6 sq. metres (135.2 sq. feet)



Total area: approx. 105.2 sq. metres (1132.6 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.

