





PROPERTY DESCRIPTION

Enjoying a pleasant position, with superb rural views from the rear, this exceptional detached house has the noteworthy advantage of considerable off road parking space at the front and side, ideal for parking a caravan or motorhome. Located in a particularly pleasing cul-de-sac, on the outskirts of Earby this delightful abode would be ideal for young or blended families and is highly recommended for an internal viewing in order to appreciate the many pleasing attributes it has to offer.

Complemented by pvc double glazing and gas central heating, run by a condensing combination boiler, the accommodation briefly comprises an entrance hall and a fully tiled, ground floor w.c, fitted with a modern two piece white suite. The extremely pleasant lounge has a large bay window with a window seat below, which incorporates excellent storage space and a spacious dining room, with patio doors opening into the conservatory. The nice sized kitchen has been stylishly re-fitted with modern gloss fronted units, has a built-in electric oven and a gas hob, with an extractor canopy over, an integral fridge/freezer and dishwasher. A door from this room opens into a large conservatory, a beneficial addition, which opens onto the garden at the rear and also gives internal access into the garage, which has a remote controlled door and a utility area.

There are four first floor bedrooms, two of which have the benefit of the wonderful views, and the fully tiled, tastefully re-furnished bathroom, fitted with a three-piece white suite, with a shower over the bath. The charming, enclosed garden at the rear has a patio laid with Indian stone flags, a lawn and raised flower beds stocked with a variety of small shrubs and includes electric lighting.

FEATURES

- Excellent Detached Family House
- Particularly Pleasing Cul-de-Sac Position
- Located on the Outskirts of Town
- Lovely Rural Views from the Rear
- Entrance Hall & Fully Tiled GF WC
- Spacious Lounge - Large Bay Window
- Dining Rm with Patio Drs & Conservatory
- Stylishly Re-fitted Kit inc. Appliances
- 4 Bedrms & Tastefully Re-Furb'd Bathrm
- Internal Access to Garage & Ample Parking
- Delightful, Enclosed Rear Garden
- PVC DG & Gas CH - Viewing Highly Rec





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

PVC double glazed, frosted and stained glass entrance door, with a matching side panel. Open return staircase to the first floor, with a spindled balustrade and under-stairs storage cupboard, wood finish laminate flooring and a radiator.

Ground Floor W.C.

Fully tiled and fitted with a modern two piece white suite, comprising a w.c. and a wash hand basin, set in a base unit. PVC double glazed, frosted glass window, radiator and wood finish laminate flooring.

Lounge

16' 3" into bay x 11' 8" (4.95m into bay x 3.56m)

A delightful, spacious family room, which features a fireplace, with a marble inset and hearth, fitted with an electric fire and a large pvc double glazed bay window, with a built-in window seat, incorporating storage space underneath. It also has a radiator, television and telephone point.

Dining Room

13' 10" plus recess x 8' 4" plus recess (4.22m plus recess x 2.54m plus recess)

Another good sized reception room (currently used as a bedroom), which is laid with wood finish laminate flooring and has a sliding patio door, opening into the conservatory, and a radiator.

Kitchen

10' 9" x 8' 1" (3.28m x 2.46m)

Majority tiled and stylishly re-furbished, the nicely proportioned kitchen is fitted with attractive gloss finish units, wood effect laminate worktops, with matching upstands, and a single drainer sink, with a mixer tap. It also has a built-in electric oven, a gas hob, with an extractor canopy over, an integral fridge/freezer and dishwasher and the gas condensing combination central heating boiler is concealed in one of the units. The room is laid with luxury Vinyl flooring and has a pvc double glazed window and a glazed door, with a matching side panel, opening into the conservatory.

Conservatory

17' 4" x 9' 2" (5.28m x 2.79m)

A particularly beneficial addition, the large pvc double glazed conservatory has wood finish laminate flooring, a wall light point, wall mounted electric heater, a pvc double glazed French door leading out to the rear garden and a pvc door giving internal access into the garage.

First Floor

Landing

Spindled balustrade, pvc double glazed, frosted glass window and access, via a retractable ladder, to the boarded loft space, which has an electric light.

Bedroom One

12' 8" into recess x 10' 6" (3.86m into recess x 3.20m)

Enjoying the fabulous rural views from the rear, over the surrounding countryside, this good sized double room has a pvc double glazed window, radiator and television aerial point.

Bedroom Two

10' 6" x 8' 5" plus recess (3.20m x 2.57m plus recess)

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

Bedroom Three

10' 11" x 6' 9" (3.33m x 2.06m)

Providing a small double or a large single room, with a radiator and pvc double glazed window, from which there are wonderful views.

Bedroom Four

11' 5" reducing to 6' 9" x 6' 8" reducing to 3' 7" (3.48m reducing to 2.06m x 2.03m reducing to 1.09m)

This single room has a pvc double glazed window and a radiator.

Bathroom

Fully tiled and very tastefully furnished, the bathroom is fitted with a modern three piece white

suite, comprising a bath, with a fixed 'rainfall' style showerhead over, plus an additional, flexible shower head and a glazed shower screen, a w.c. and wash hand basin, with a mixer tap, set on a vanity unit, with soft closing drawers below and a mirror fronted cabinet above. It also has a pvc double glazed, frosted glass window, chrome finish radiator/heated towel rail, tile effect flooring and an extractor fan.

Outside

Front/Side

There is a pebble covered garden area at the front, which could be used for additional parking, if required. The remainder is block paved, providing abundant off road parking space, with ample room for a caravan or motorhome. External lighting and cold water tap and a small external storage, built into the side of the house.

Garage

16' 9" x 9' 0" (5.11 m x 2.74m)

The attached garage has a remote controlled up and over door, a pvc double glazed, frosted glass window and electric power and light. There is also a utility area at the back of the garage, which has base cupboards, laminate worktops, a single drainer sink, with a mixer tap, plumbing for a washing machine and space for a tumble dryer.

Rear

A particularly enticing attribute, the delightful, enclosed garden has a large, stone flagged patio, a lawn, with a gravel border, and raised flower beds, stocked with a variety of small shrubs and fitted with electric garden lights. External electric light.

Directions

On entering Earby on the A56, via Kelbrook and Sough, along Colne Road, take the first right turning into Brookfield Way. Go past the left turning into Green Walk and Dale View is next on the left.

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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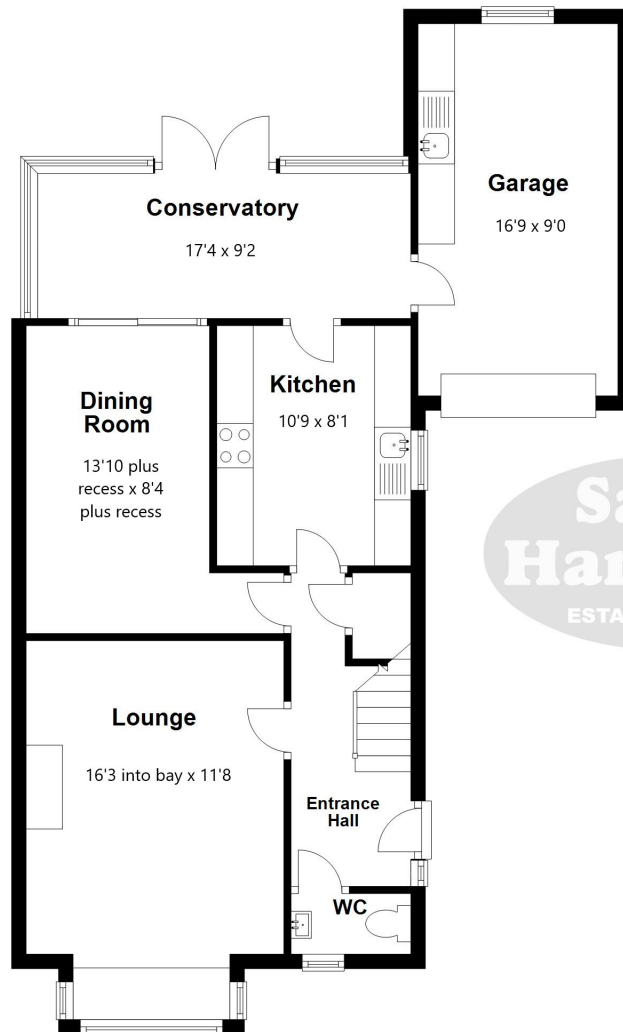


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C	66	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN

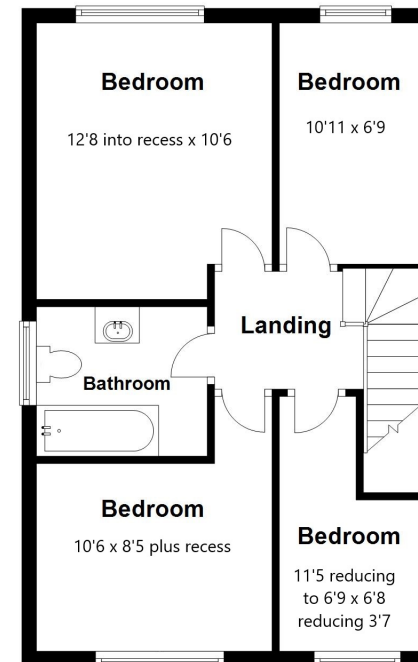
Ground Floor

Approx. 72.9 sq. metres (784.9 sq. feet)



First Floor

Approx. 45.7 sq. metres (491.4 sq. feet)



Total area: approx. 118.6 sq. metres (1276.3 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.

