





PROPERTY DESCRIPTION

Strongly recommended for early viewing, this substantial, stone built mid terraced house provides an excellent family home, with generously proportioned and tastefully furnished living space, and has the advantage of being set in a pleasant, traffic free position close to the Valley Gardens Park as well as being just a short walk from the town centre amenities. Well presented and offering many pleasing and beneficial attributes, including a large, extended breakfast kitchen, a useful cellar and a charming garden, with a patio at the front.

Benefiting from pvc double glazing and gas central heating, the accommodation briefly comprises an entrance hall and a spacious through lounge and living/dining room, with attractive fireplaces in both rooms, one fitted with a multi fuel stove. There are French doors from the lounge, which look out and give access to the garden, a cellar offering excellent storage space and a superb extended kitchen, well equipped with a good range of painted, wood fronted units. All three first floor bedrooms are a good size, one having a built-in double wardrobe, and the bathroom is fully tiled and fitted with a modern three piece white suite, with a fixed rainfall style shower over and an additional, flexible shower.

As well as the delightful garden and patio at the front, there is an enclosed yard to the rear.

FEATURES

- Appealing Terr Hse in Traffic Free Loc
- Short Walk from Town Centre Shops
- Excellent, Well Presented Family Home
- Hall & Thro' Lounge & Living/Dining Rm
- Large Extended Kitchen & Cellar
- 3 Good Sized FF Bedrooms
- 3 Pc Bathroom with Shower over Bath
- PVC Double Glazing & Gas CH
- Lovely Front Garden/Patio & Rear Yard
- Early Viewing Strongly Recommended





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

PVC double glazed, frosted glass entrance door. Stairs to the first floor, dado rail and radiator.

Through Lounge & Living/Dining Room

Lounge

11' 9" x 11' 6" plus alcoves (3.58m x 3.51m plus alcoves)

This delightful, good sized reception room features a red brick fireplace, recessed into the chimney breast, with a painted wood surround and fitted with a multi-fuel stove, and pvc double glazed French doors opening onto the charming garden/patio at the front. It also has base cupboards built into both chimney breast alcoves, a radiator, television point and wall light points.

Living/Dining Room

14' 8" x 14' 0" into alcoves (4.47m x 4.27m into alcoves)

Another extremely pleasant and generously proportioned room, which has a fireplace recessed into the chimney breast, with a stone hearth and a wood mantel above, a pvc double glazed window, radiator, television and telephone points and a door giving access to the cellar.

Cellar

Providing useful storage space, the small cellar is accessed by stone steps and has fitted shelves and an electric light at the top of the stairs.

Extended Breakfast Kitchen

16' 1" x 7' 5" (4.90m x 2.26m)

An impressive attribute, the large attractively furnished kitchen is equipped with a good range of painted wood fronted units, including glass fronted display cabinets and a plate rack, laminate worktops, which extend to provide a breakfast bar, all with tiled splashbacks, and a one and a half bowl sink, with a mixer tap. It has gas and electric cooker points, with a stainless steel extractor over the cooker area, plumbing for a washing machine and dishwasher, space for a condenser tumble dryer, a pvc double glazed window, wall mounted gas combination central heating boiler and attractive pvc double glazed, frosted glass external door.

First Floor

Landing

Spindled balustrade, pvc double glazed window, radiator and built-in wardrobes, with storage cupboards above. Access to the loft space, which is partially boarded, and downlights recessed into the ceiling.

Bedroom One

13' 8" x 9' 3" (4.17m x 2.82m)

A lovely double room, with a radiator, pvc double glazed window, which overlooks the garden at the front, and a built-in shelved unit, which incorporates space for a television.

Bedroom Two

10' 6" x 6' 7" (3.20m x 2.01m)

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

Bedroom Three

8' 10" to wardrobe fronts x 7' 3" (2.69m to wardrobe fronts x 2.21m)

A decent sized third bedroom, which has a built-in double wardrobe, with fitted display shelves at either side, a pvc double glazed window and a radiator.

Bathroom

9' 8" x 5' 4" (2.95m x 1.63m)

Fully tiled and stylishly furnished, the bathroom is fitted with a modern three piece white suite, comprising a double ended bath, with a central mixer tap, a 'rainfall' style shower over, plus an additional flexible shower head and glazed shower screen. There is also a w.c., a wash hand basin, set on a stained wood cabinet, a chrome finish radiator/heated towel rail, downlights recessed into the ceiling, an extractor fan and wood effect tiled floor.

Outside

Front

To the front of the house is a lovely garden, a particularly alluring aspect of this excellent family home, which has stone flagged patios at the top and the bottom, with a central stone flagged pathway between the two, which has flowerbeds at either side.

Rear

Enclosed, paved yard, with a cold water tap.

Directions

Proceed on foot from our office on Church Street towards the Skipton Building Society office. Turn left between the Chinese Takeaway and Skipton Building Society and continue straight ahead into St James Square. Follow the road through St James Square and continue on past the top of Robert Street and the back of East View Terrace 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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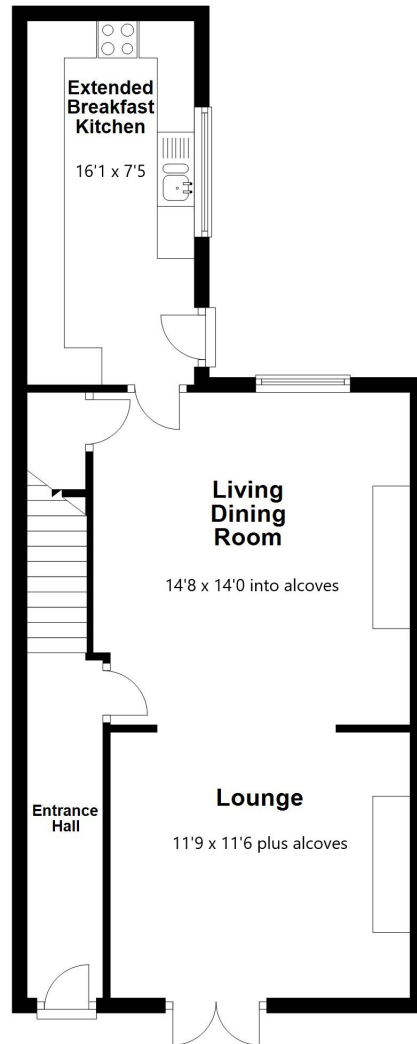


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

FLOORPLAN

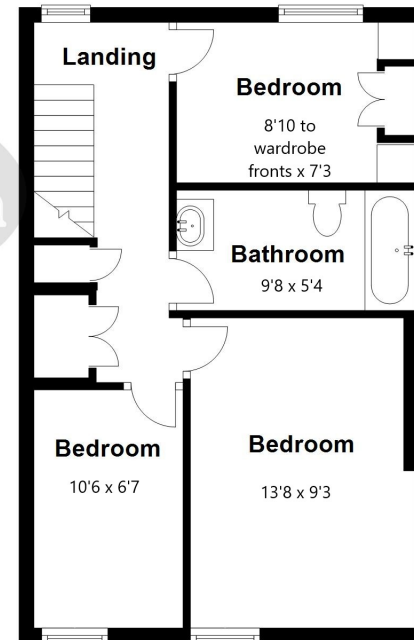
Ground Floor

Approx. 53.3 sq. metres (573.7 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.5 sq. feet)



Total area: approx. 95.3 sq. metres (1026.3 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.

