







## PROPERTY DESCRIPTION

Having the significant benefit of a double width driveway at the front and a good sized patio, as well as a large terraced garden at the rear, this appealing semi-detached house is a perfect home for a young family and has the advantage of being re-roofed in May 2024 and recently re-rendered. Located in an extremely popular residential area, just a short walk from the well rated C of E Primary School, West Craven High School and the Leisure Centre, this appealing home provides nicely proportioned, tidily presented living space and early viewing is strongly recommended.

## FEATURES

- Semi-Detached House in Good Location
- Appealing, Nice Sized Family Home
- Close to Primary & Secondary Schools
- Re-roofed in 2024 & Re-rendered Exterior
- Entrance Hall & Spacious Lounge
- Fitted Dining Kitchen with Oven & Hob
- 3 FF Bedrms & Fully Tiled Shower Rm
- Double Width Drive and Front Garden
- Good Sized Patio & Large Terraced Garden
- Useful Outbuilding/External Utility
- PVC DG & GCH – No Chain Involved
- Early Viewing Highly Recommended







## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

PVC double glazed, frosted glass entrance door. Open return staircase to the first floor, with a spindled balustrade and a pvc double glazed window at the foot of the stairs. Under-stairs storage cupboard, wood finish laminate flooring and a radiator.

#### Lounge

18' 3" into recess x 12' 10" into alcoves, reducing to 8' 3 (5.56m into recess x 3.91m into alcoves, reducing to 2.51m)

A spacious light and airy room, which is laid with wood finish laminate flooring, features a painted wood fireplace, with a marble inset and and hearth, fitted with a living flame gas fire and has pvc double glazed windows in both the front and rear elevations, a telephone point, wall light points and a radiator.

#### Dining Kitchen

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

The good sized, attractively furnished dining kitchen is fitted with wood fronted units and drawers, laminate worktops, with matching splashbacks, and a one and a half bowl sink, with a mixer tap. It also has a built-in electric oven, an electric hob, with an extractor hood over, plumbing for a washing machine or dishwasher and houses the gas condensing combination central heating boiler, newly installed in 2017, which is concealed in a cupboard matching the units. There is a pvc double glazed window, tiled floor, pvc double glazed, frosted glass external door, downlights recessed into the ceiling and a walk-in pantry, with a pvc double glazed, frosted glass window, part tiled walls and tiled floor, fitted shelving and electric power and light.

### First floor

#### Landing

PVC double glazed window, spindled balustrade and wood finish laminate flooring. Access, via a retractable ladder, to the boarded loft space, which has an electric light.

#### Bedroom One

11' 7" x 10' 6" plus recess (3.53m x 3.20m plus recess)

A good sized double room, with a pvc double glazed window, overlooking the garden at the rear, a radiator and built-in shelved cupboards.

#### Bedroom Two

11' 3" x 8' 8" plus recess (3.43m x 2.64m plus recess)

A second double bedroom, which also looks out over the garden at the rear and has a pvc double glazed window and a radiator.

#### Bedroom Three

8' 11" x 7' 1" (2.72m x 2.16m)

A decent sized single room, with a pvc double glazed window, radiator and wood finish laminate flooring.

#### Shower Room

Fully tiled and fitted with a three piece white suite, comprising a double size shower cubicle, fitted with an electric shower, a pedestal wash hand basin and a w.c. The floor of the bathroom is tiled and it has two pvc double glazed, frosted glass windows, a chrome finish radiator/heated towel rail, an extractor and downlights recessed into the pvc lined ceiling.

### Outside

#### Front

The front garden has been opened up and majority paved to provide comfortable off road parking space for two vehicles. To the side of the parking area is a garden,

stocked with mature shrubs and conifers. A gate at the side of the house gives access to the rear garden and there is an external power point and lighting.

#### Side/Rear

At the side of the house are two outbuildings, one providing a really useful external utility and which has a pvc double glazed window, electric power and light, plumbing for a washing machine and a tiled floor. Directly behind the house is a sizeable patio and garden shed. Steps from the patio lead up to the main part of the garden, which is tiered and has pebble covered beds, planted with mature shrubs, conifers and trees. There is a second timber shed on a hardstanding at the top of the garden and also a pergola. External cold water tap and electric light.

#### Directions

Proceed from our office on Church Street into Station Road. At the crossroads, turn right into Fernlea Avenue, go straight through the traffic lights by the Police station into Essex Street and continue into Kelbrook Road. Turn first right after the Petrol Station, opposite West Craven High School into Park Road. Follow the road round the right hand bend and the house is 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?

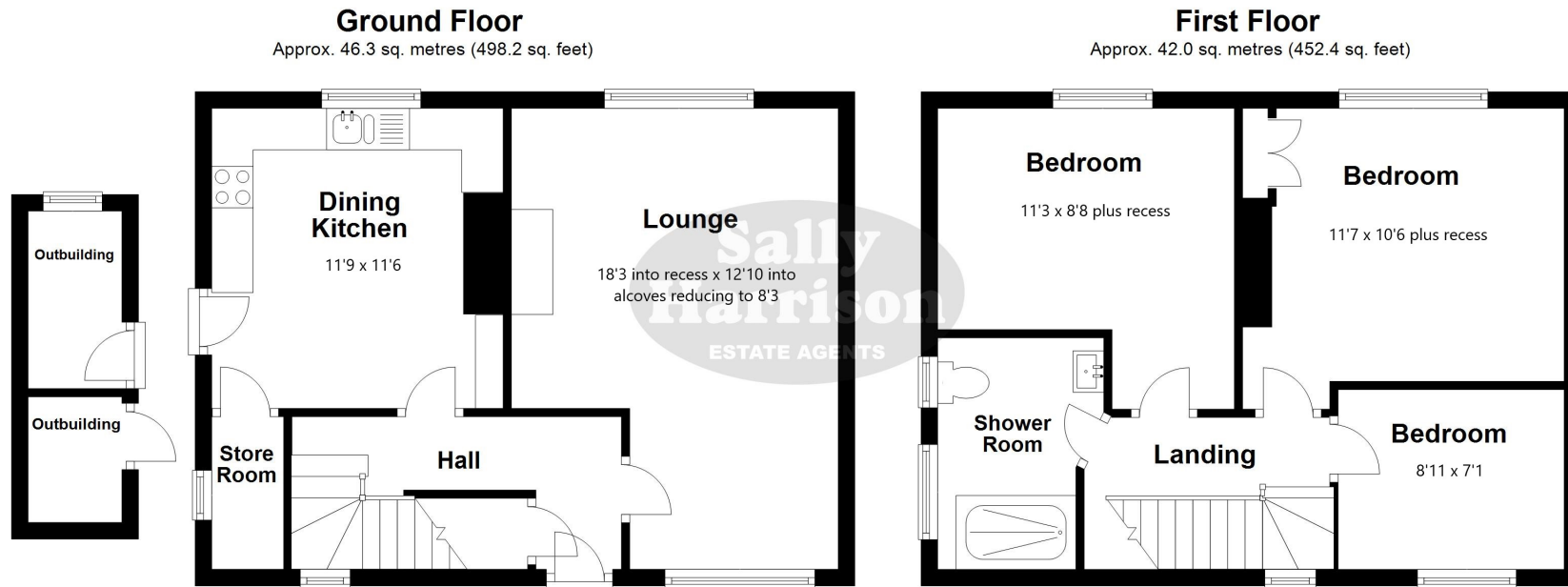
For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

18C25TT/24D25TT/05F25TT/17F25TT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	83
(81-91)	B	
(69-80)	C	68
(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



Total area: approx. 88.3 sq. metres (950.7 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.

