



6 Dale Street, Earby, Lancashire. BB18 6QY

Early viewing is highly recommended in order to fully appreciate the many alluring attributes offered by this beautiful family home, which has the particularly enticing advantage of a good sized garden at the front. Located in a pleasing traffic free position in a sought after residential area, just a short walk from the town centre amenities, this impressive mid terraced house also benefits from wonderful rural views from the front and provides generously proportioned living space, presented to a high standard and complimented by pvc double glazing and gas central heating.

Tastefully furnished, this extremely desirable family abode briefly comprises an entrance hall, a charming lounge, featuring an attractive fireplace, fitted with a multi-fuel stove, and a spacious dining kitchen, boasting a splendid original fireplace surround, in which is fitted a large range style cooker, and original double cupboard with drawers below built into one chimney breast alcove. Allowing ample space for a family sized dining table, the kitchen is also fitted with cream shaker style units and has an integral dishwasher and



Offers Around £195,000 Freehold

PROPERTY DESCRIPTION

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On the first floor is a light and airy landing, three decent sized bedrooms, with two enjoying the gorgeous views from the front, and a modern bathroom, fitted with three piece white suite and having a shower over the bath. On the second floor, the superb attic bedroom provides a sizable double fourth bedroom, which has an en-suite shower room, an unusual asset in this type of property.

There is a stone flagged forecourt directly in front of the house and to the rear is a decent sized enclosed, stone flagged yard with two outbuildings, facilitating additional storage space. The delightful, enclosed garden at the front, directly opposite the house, is mainly lawned, with a stone flagged patio.

FEATURES

- Impressive Mid Terraced Family Home
- Good Sized Garden, Forecourt & Rear Yard
- Delightful Traffic Free Location
- Wonderful Outlook & Views from Front
- Ent Hall, Lounge with Multi-fuel Stove
- Large Dining Kit with Range Style Cooker
- Utility Room & Useful Cellar/Storage Space
- 3 FF Bedrooms – 2 with Rural Views
- Modern 3 Pc Bathroom – Shower Over Bath
- Large 4th SF Bedrm with En-suite Shwr Rm
- Generously Sized , Well Pres'd Living Space
- Gas CH & PVC Double Glazing



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

PVC double glazed, frosted glass entrance door, with a pvc double glazed, frosted glass window light above. Radiator, wall mounted coat hooks and stairs leading to the first floor.

Lounge

12' 1" plus alcoves x 11' 1" (3.68m plus alcoves x 3.38m)

This delightful room overlooks the front garden and features an attractive, rustic fireplace, recessed into the chimney breast and fitted with a multi-fuel stove, which sits on a stone hearth. PVC double glazed window, radiator and television point.

Dining Kitchen

14' 1" plus recess x 12' 9" into recess (4.29m plus recess x 3.89m into recess)

The spacious kitchen allows ample room for a family sized dining table and is fitted with modern cream shaker style units and drawers, laminate worktops, with matching upstands, and a one and a half bowl sink and a mixer tap. It also boasts a splendid original fireplace, surrounding a recess in the chimney breast, in which a range style cooker is fitted, with a large electric oven and a five ring gas hob, and has an integral dishwasher. There is also an original double cupboard, with fitted shelves and drawers below, built into one chimney breast alcove, a pvc double glazed window, radiator, downlights recessed into the ceiling and a pvc double glazed, frosted glass, stable style external door,

Utility Room

This useful room has a laminate worktop, plumbing for a washing machine, space for a condenser tumble dryer, a pvc double glazed window, radiator and stairs leading down to a small cellar which has an electric light.

First Floor

Landing

Spindled balustrade, pvc double glazed window and enclosed stairs leading to the second floor. There is also access to a built-in storage space.

Bedroom One

12' 8" x 10' 2" into alcoves (3.86m x 3.10m into alcoves)

This good sized double room has the advantage of the lovely rural views from the front and features an original, decorative cast iron fireplace. It also has a pvc double glazed window, radiator, television point and a door giving access into the family bathroom (in addition to the door into the bathroom from the landing).

Bedroom Two

11' 6" into recess x 7' 4" (3.51m into recess x 2.24m)

This nice sized single or small double room has a pvc double glazed window, radiator and a built-in cupboard, which houses the gas condensing combination central heating boiler.

Bedroom Three

9' 7" x 6' 5" (2.92m x 1.96m)

Also having the advantage of the wonderful views from the front, this single room has a pvc double glazed window and radiator. There is also access to a built-in storage space.

Bathroom

Attractively furnished and fitted with a three piece white suite, comprising a 'P' shaped shower bath, with a mixer tap and shower over, ceiling height tiled splashback and a curved shaped glass screen. There is also a w.c., a pedestal wash hand basin, with a mixer tap and splashback, a chrome finish radiator/heated towel rail, built-in shelved cupboard, downlights recessed into the ceiling, a radiator and an extractor fan.

Second Floor

Bedroom Four

15' 0" plus recess, less stairwell x 15' 0" (4.57m plus recess, less stairwell x 4.57m)

This superb double room, provides an impressive and appealing main bedroom and has two double glazed Velux windows, incorporating blinds, a radiator and downlights recessed into the ceiling.

En-Suite Shower Room

Fitted with a three piece white suite, comprising a fully tiled, larger than standard shower cubicle, a pedestal wash hand basin, with a mixer tap, and a w.c. Chrome finish radiator/heated towel rail, double glazed Velux window and an extractor fan.

Outside

Front

There is a stone flagged forecourt directly in front of the house and across the front access path, opposite the house, is a delightful garden, which is surrounded and enclosed by stone walls on two sides, a fence at the far end and a mature hedge on the other side. It consists mainly of a lawn, with a stone flagged patio at the top of the garden.

Rear

The pleasant, enclosed, stone flagged patio/yard at the rear has two outbuildings, providing useful storage space, and an external light.

Directions

Proceed into Earby on the A56, via Thornton-in-Craven, along Skipton Road. Go past The Punch Bowl Pub on the left and All Saints Church on the right, then immediately through the bend turn left into School Lane. Continue to the end of School Lane, go over the small bridge, then straight ahead at the mini-roundabout into Water Street. Just after the right turning into Aspen Lane, turn left into Cemetery Road and then take the first right turning into Alder Hill Street. On entering Alder Hill Street, turn left down the side of the first house on the left and proceed along, behind the houses on Cemetery Road, and Dale Street is on the right, behind Alder Hill Street. Please note there is no vehicular access to the front of the property, just pedestrian.

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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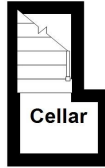


FLOORPLAN



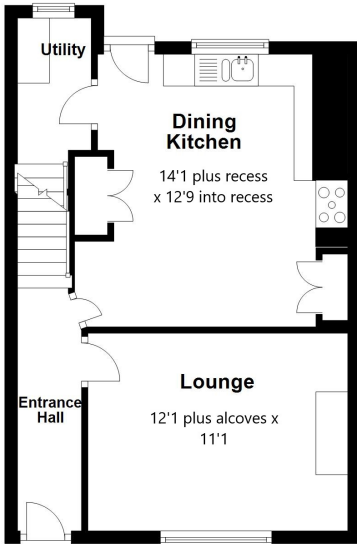
Basement

Approx. 2.1 sq. metres (22.4 sq. feet)



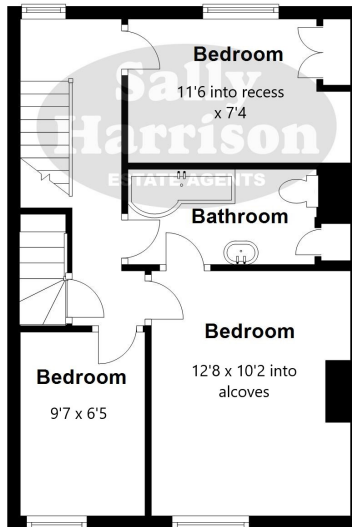
Ground Floor

Approx. 39.5 sq. metres (424.8 sq. feet)



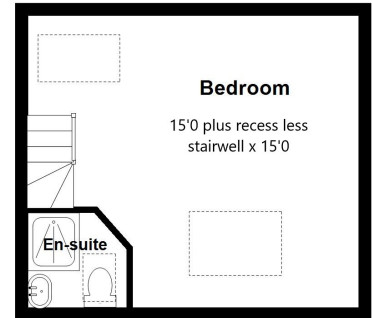
First Floor

Approx. 40.4 sq. metres (435.4 sq. feet)



Second Floor

Approx. 23.7 sq. metres (255.2 sq. feet)



Total area: approx. 105.7 sq. metres (1137.8 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 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.

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