





PROPERTY DESCRIPTION

Perfect as a starter home for first time buyers, but also ideal for those wanting to downsize and be close to amenities, this stone built, mid terraced house is situated just a short walk from the town centre and also the Valley Gardens Park. Offering nicely proportioned living space, with good sized rooms, this appealing abode has the advantage of a superb extended kitchen and a large cellar, providing useful storage space.

Benefiting from gas central heating and pvc double glazing, the accommodation briefly comprises an entrance hall, a spacious through lounge and dining room, with a contemporary, wall mounted gas fire in the lounge, and a large, impressive extended kitchen, equipped with plenty of stylish, gloss fronted units, wood finish laminate worktops and a good quality range style cooker, with an extractor canopy over.

On the first floor are two decent double bedrooms and an attractively furnished shower room, which is majority tiled, with the remaining walls lined with low maintenance 'wet wall' style, pvc panelling, and fitted with a three-piece suite, including a larger than standard shower cubicle.

To the rear of the house is an enclosed, Indian stone flagged yard.

EARLY VIEWING RECOMMENDED - NO CHAIN INVOLVED.

FEATURES

- Mid Terr House Close to Town Centre
- Short Walk from Amenities & Valley Gdns Park
- Tidily Pres'td Acc. with Good Sized Rooms
- Ideal for FTB's or Those Downsizing
- Hall & Spacious Thro' Lounge & Dining Rm
- Superb Ext'ndd Kitchen inc. Range Style Cooker
- Cellar Providing Useful Storage
- 2 Generous Double Bedrooms
- Modern Shwr Rm - Larger than St'ndrd Shwr
- PVC DG & GCH - Indian Stone Flagged Yard





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Attractive, double glazed, frosted glass composite entrance door, with a pvc double glazed, frosted glass window light above. Wall mounted coat hooks, radiator and stairs to the first floor.

Through Living Room & Dining Room

Living Room

11' 2" x 11' 0" plus alcoves (3.40m x 3.35m plus alcoves)
This pleasant room has a contemporary, wall mounted gas fire, a pvc double glazed window, a radiator and original base cupboards built into both chimney breast alcoves.

Dining Room

12' 9" x 11' 5" plus alcoves (3.89m x 3.48m plus alcoves)
This spacious room has a pvc double glazed window, radiator and door giving access to the cellar.

Extended Kitchen

16' 7" x 7' 5" (5.05m x 2.26m)
A particularly impressive attribute of this property, the large, extended kitchen is fitted with stylish gloss fronted units, wood finish laminate worktops, with matching upstands, and a one and a half bowl sink, with a mixer tap. It also has a built-in range style cooker, with an extractor canopy over, plumbing for a washing machine and a condenser tumble dryer. The gas condensing combination boiler is concealed in a cupboard matching the units and the kitchen also has a pvc double glazed window, downlights recessed into the ceiling, a radiator, tile effect laminate flooring and pvc double glazed external door.

Cellar

15' 0" x 10' 7" plus recess (4.57m x 3.23m plus recess)
The cellar provides useful storage space.

First Floor

Landing

PVC double glazed window and built-in shelved storage cupboard, which also gives access to the loft space.

Bedroom One

12' 9" x 9' 3" plus recess (3.89m x 2.82m plus recess)
This generous double room has a pvc double glazed window and a radiator.

Bedroom Two

11' 5" x 8' 9" plus recess (3.48m x 2.67m plus recess)
The second double bedroom is also a very good size and has a radiator and pvc double glazed window.



Shower Room

Tastefully furnished and fitted with a modern three piece white suite, comprising a larger than standard shower cubicle, a pedestal wash hand basin and a w.c. The majority of the walls are tiled, with the remainder having 'wet wall' style' pvc panelling and the bathroom also has a pvc double glazed, frosted glass window and chrome finish radiator/heated towel rail.

Outside

Rear

Enclosed yard, laid with Indian stone flags.

Directions

From our office on Church Street, turn left between Peking House Takeaway and Skipton Building Society and proceed into St James Square. Carry on straight ahead into East View Terrace and the turning into Bessie Street is the third on the left off East View Terrace.

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.

20H24TT

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	62	
(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. 47.8 sq. metres (514.4 sq. feet)



Total area: approx. 99.6 sq. metres (1071.7 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 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.

