





PROPERTY DESCRIPTION

Having the advantage of a delightful garden and a very pleasant open aspect, this charming cottage is located in a particularly sought after residential area, close to open countryside but also having the benefit of being just a short distance from the shops and other amenities in the centre of Earby. Requiring a degree of updating and modernising, this appealing, tidily presented property offers lots of potential and scope and would be suitable for a wide range of prospective buyers.

With double glazed windows and independent electric heaters, the accommodation briefly comprises an entrance porch, a sitting room, which overlooks the pretty garden and has a tiled fireplace and a door giving access into the cellar, which provides useful storage space, and a nice sized kitchen with built-in storage cupboards, worktops and an electric hob. There are two decent sized bedrooms, the larger of the two having a built-in wardrobe and a decorative cast iron fireplace, and a bathroom, fitted with a modern three piece white suite, with an electric shower over the bath. NO CHAIN INVOLVED.

FEATURES

- Charming Cottage in Good Location
- Delightful Garden & Pleasant Open Aspect
- Highly Sought After Residential Area
- Convenient for Town Centre Shops
- Close to Open Countryside
- Requires Modernising & Improving
- Ent Porch & Sitting Rm with Tiled F'place
- Nice Sized Kitchen & Useful Cellar
- Two Decent Sized Bedrooms
- Bathrm with White Suite & Shwr over Bath
- Dble Glazed Windows & Storage Heaters
- Early Viewing Rec - No Chain Involved





ROOM DESCRIPTIONS

Ground Floor

Entrance

Part glazed entrance door, opening into the kitchen.

Kitchen

11' 2" plus recesses x 8' 9" (3.40m plus recesses x 2.67m)

The nice sized kitchen has wood finish laminate worktops, a single drainer sink, an electric hob, plumbing for a washing machine and built-in storage cupboards. It also has a rustic brick fireplace, with a display mantel shelf above, a double glazed window, stairs leading up to the first floor and an electric storage heater.

Sitting Room

13' 11" plus alcoves x 11' 7" (4.24m plus alcoves x 3.53m)

This charming room overlooks the delightful garden at the rear and has a red brick effect tiled open fireplace, a double glazed window, electric storage heater and television and telephone points. There is also a door giving access to the stairs down to the cellar and a part glazed door leading into the rear porch.

Rear Entrance Porch

The porch is half glazed and has a half glazed external door giving access out to the garden.

Cellar

Providing excellent storage space, with an electric light.

First Floor

Landing

Electric storage heater and access to the loft space.

Bedroom One

11' 3" x 10' 8" (3.43m x 3.25m)

This double room has a built in wardrobe, a decorative, period style cast iron fireplace, a double glazed window and electric storage heater.

Bedroom Two

7' 10" x 6' 10" (2.39m x 2.08m)

Enjoying a pleasant open aspect/views, this decent sized single room has a double glazed window.

Bathroom

The bathroom is fitted with a modern three piece white suite, comprising a bath, with a tiled splashback, electric shower over and glazed shower screen, and also a pedestal wash hand basin and a w.c. Double glazed window and built-in cupboards, housing the hot water tank and the cold water tank.

Outside

Rear

The delightful, enclosed garden is a particularly desirable and enticing attribute of this charming cottage and consists of a small stone flagged patio in front of the porch, with the rest of the garden being gravel covered, with well stocked, mature borders down either side of the gravelled area, bursting with a variety of shrubs and flowering plants. A paved 'stepping stone' path leads down the middle of the garden to the bottom, where there is a substantial pvc shed, which has an electric power point.

Directions

Proceed into Earby on the A56, via Thornton-in-Craven, along Kipton Road. Go past the Punch Bowl Pub on the left and All Saints Church on the right and then, immediately through the bend, turn left into School Lane. Continue to the end of School Lane, over the small bridge and straight ahead at the mini roundabout into Water Street. Where the road forks, keep to the right and proceed into Stoney Bank Road, go past the entrance into Welbury Close on the left and Stoopes Hill is next on the left before the turning into Long Green.

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

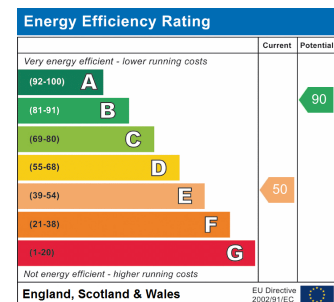
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

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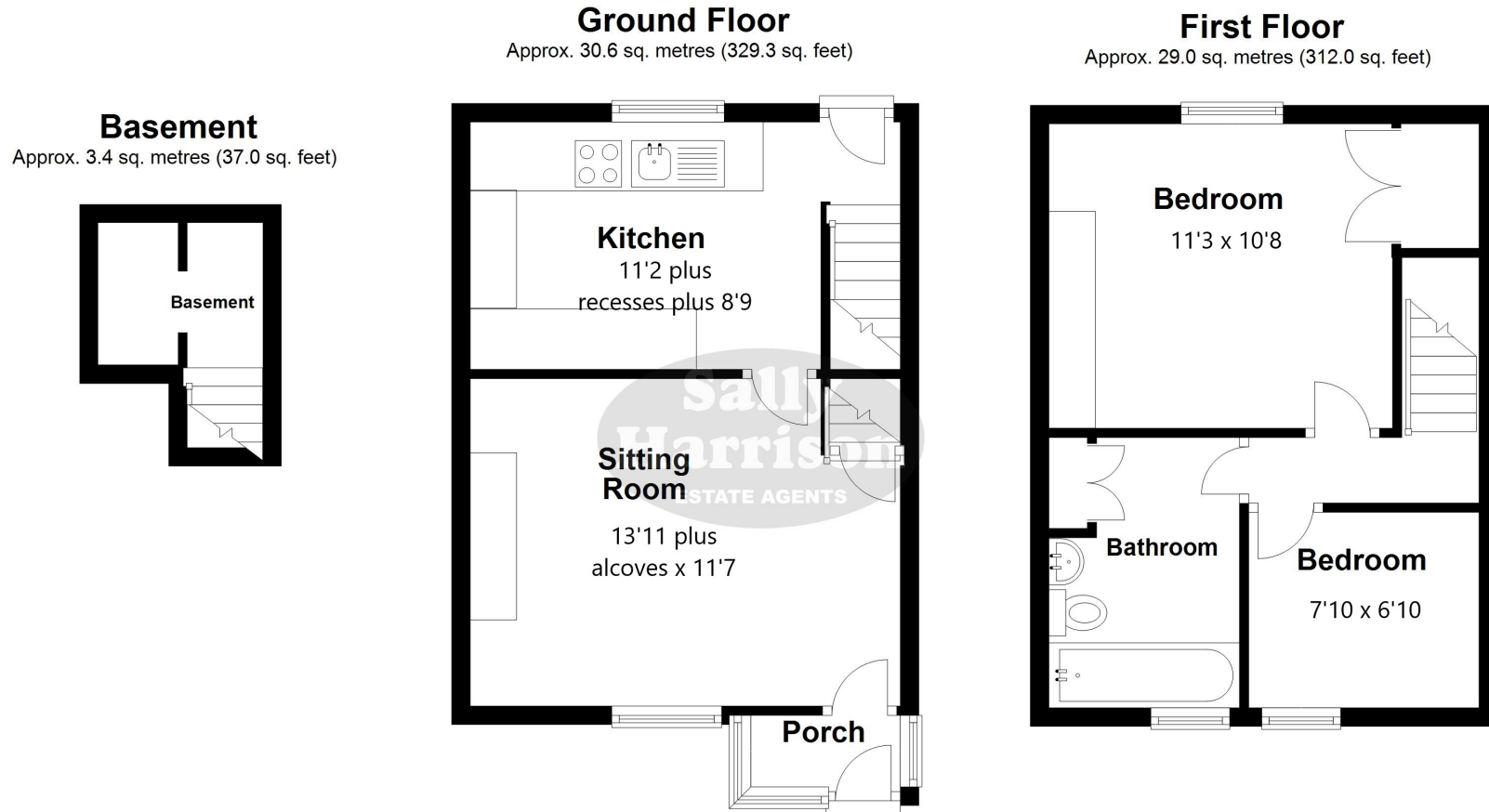
House To Sell?

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

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FLOORPLAN



Total area: approx. 63.0 sq. metres (678.3 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 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.

