





PROPERTY DESCRIPTION

Located in a popular residential area, within easy walking distance of the town centre shops, bars and cafés, the Valley Gardens Park and other amenities, as well as being situated just behind Gisburn Road Primary School, this stone built mid terraced house offers well presented, attractively furnished living space and early viewing is highly recommended. Proving deceptively spacious accommodation, this extremely appealing abode is perfect for first time buyers and is also an ideal home for a young family.

Benefitting from pvc double glazing and central heating, run by a gas condensing combination boiler, this enticing property briefly comprises an open plan living and dining room, with a fireplace and living flame gas fire in the living room, and a newly re-fitted kitchen, with a built-in electric oven, hob and extractor canopy and a useful under-stairs pantry. There are two decent sized double bedrooms on the first floor and a larger than average, fully tiled bathroom, with a tiled floor, which is fitted with a three piece white suite and has a shower over the bath. On the second floor is a generous third double attic bedroom, another advantageous attribute of this lovely family home. To the rear of the house is a good sized, enclosed, flagged patio/yard. Internal viewing is essential to appreciate everything this charming property has to offer. NO CHAIN INVOLVED.

FEATURES

- Stone Built Mid Terraced Family House
- Well Presented & Tastefully Furnished
- Popular Loc Next to Gisburn Rd School
- Close to Town Centre & Amenities
- Spacious Open Plan Living & Dining Rm
- Attractively Re-Ftd Kit inc. Oven & Hob
- 3 Good Sized Bedrms inc. Superb Attic
- Bathrm – White Suite & Shwr Over Bath
- PVC Double Glazing & Gas CH
- Early Viewings Highly Rec – No Chain





ROOM DESCRIPTIONS

Ground Floor

Entrance

Double glazed composite entrance door, with a double glazed window light above, leading into the living room.

Living Room

15' 0" into alcoves x 11' 2" plus recess (4.57m into alcoves x 3.40m plus recess)

This good sized, light and airy room is open plan with the sitting/dining room and has a stained wood fireplace, with a marble inset and hearth, fitted with a living flame gas fire, a pvc double glazed, sash style window and a radiator.

Sitting/Dining Room

13' 8" x 10' 1" (4.17m x 3.07m)

Another nicely proportioned reception room, with a pvc double glazed, sash style window and a radiator. There is also a door giving access to the stairs to the first floor.

Kitchen

8' 9" x 7' 5" plus recess (2.67m x 2.26m plus recess)

The kitchen has been newly re-fitted with cream gloss fronted base units and drawers, laminate worktops, and a single drainer sink with a mixer tap. It also has a built-in electric oven and hob, with a stainless steel extractor canopy over, and plumbing for a washing machine. PVC double glazed, sash style windows, a radiator, downlights recessed into the ceiling and an under-stairs storage cupboard, with an electric light. Double glazed composite external door.

First Floor

Landing

Spindled balustrade, pvc double glazed, sash style window, downlights recessed into the ceiling, radiator and a door giving access to the stairs to the second floor.

Bedroom One

13' 5" plus recess x 8' 3" plus recess (4.09m plus recess x 2.51m plus recess)

This double room has a built-in cupboard, housing the gas condensing combination central heating boiler, a pvc double glazed, sash style window, radiator, under-stairs storage cupboard, downlights recessed into the ceiling and wall light points.

Bedroom Two

9' 5" x 9' 3" into recess (2.87m x 2.82m into recess)

This large single or small double room has a radiator and pvc double glazed, sash style window.

Bathroom

7' 6" x 6' 10" (2.29m x 2.08m)

Fully tiled and fitted with a three piece white suite, comprising a bath, with a shower over, a pedestal wash hand basin, with a vanity light above, and a w.c. Downlights recessed into the ceiling, chrome finish radiator/heated towel rail, tiled floor and an extraction fan.

Second Floor

Attic/Bedroom Three

12' 0" x 13' 7" less stairwell (3.66m x 4.14m less stairwell)

A spacious double room, with a double glazed Velux window and radiator.

Outside

Rear

A particularly pleasing attribute of this lovely family home is the nice sized, enclosed, paved yard/patio, with an external water point and external light.

Directions

Proceed from our office on Church Street into Skipton Road. Go past the Holy Trinity Church set up on the left and Stanley House Vets on the right then, just before the 'T' junction, turn left into Ash Grove and then first right into Leonard Street.

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

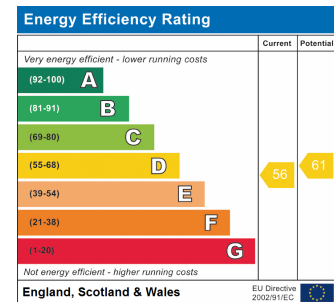
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

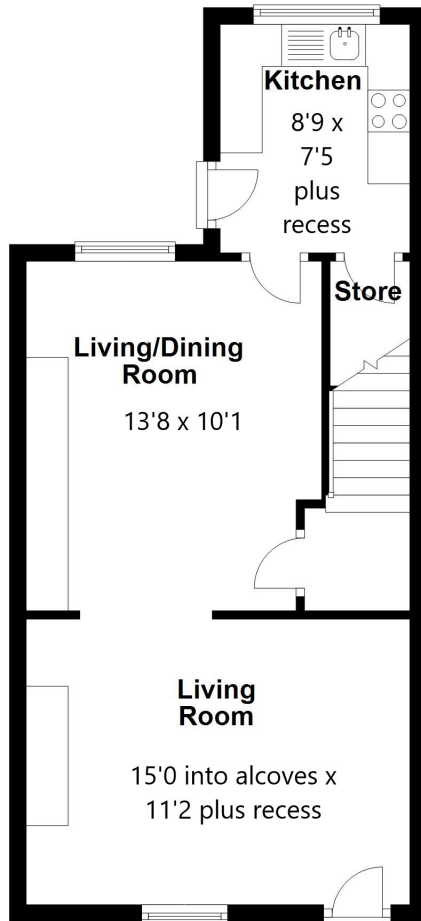
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FLOORPLAN

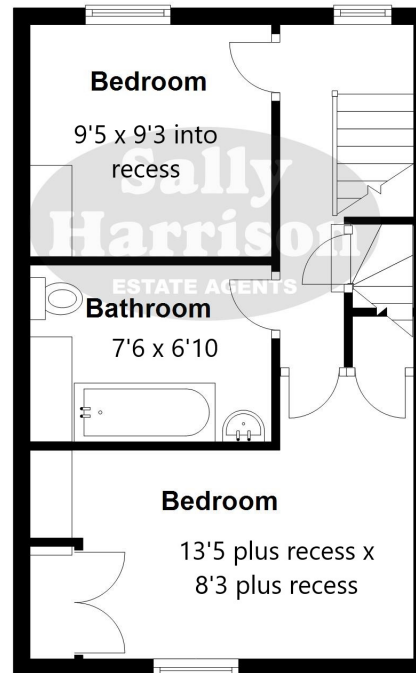
Ground Floor

Approx. 39.6 sq. metres (425.9 sq. feet)



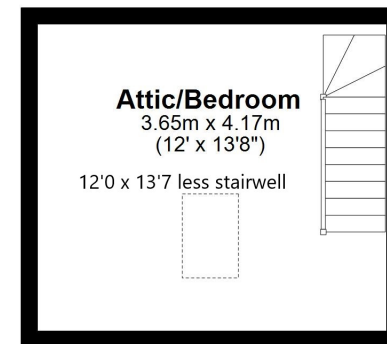
First Floor

Approx. 34.6 sq. metres (371.9 sq. feet)



Second Floor

Approx. 15.2 sq. metres (163.5 sq. feet)



Total area: approx. 89.3 sq. metres (961.3 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.

