





PROPERTY DESCRIPTION

Early viewing is strongly recommended on this stone built mid terraced house, which is well presented and tastefully furnished and located in a popular residential area, off Skipton Road. Particularly suitable as a starter home for a first time buyer, this charming home provides nicely proportioned living space and is conveniently situated within comfortable walking distance of the town centre amenities, Victory Park, two primary schools and a children's nursery.

Benefiting from pvc double glazing and gas central heating, the accommodation briefly comprises an entrance hall, a lovely sitting room, a good sized living/dining room, with a fireplace and electric fire and a nice sized kitchen with cream units. There are two double bedrooms, one with built-in storage cupboards, and a bathroom, which is attractively fitted with a three piece white suite, with a shower over the bath. There is an enclosed yard at the rear with a very useful, attached outbuilding, ideal as a utility room or for storage. NO CHAIN INVOLVED.

FEATURES

- Appealing Stone Built Mid Terrace
- Popular Residential Area
- Well Presented & Tastefully Furnished
- Convenient for Access to Amenities
- Ent Hall & Charming Sitting Room
- Good Sized Living/Dining Room
- Breakfast Kitchen with Fitted Units
- 2 Dble Bedrms - 1 with Built-In Cupboards
- Attractive Bathroom - Shower over Bath
- Rear Yard with Useful Outbuilding/Store
- PVC Dble Glazing & Gas Central Heating
- Early Viewing Highly Rec - No Chain





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

PVC double glazed, frosted glass entrance door, with a window light above, and stairs to the first floor.

Sitting Room

10' 11" x 8' 1" plus alcoves (3.33m x 2.46m plus alcoves)
This charming room has a pvc double glazed window and a radiator.

Living/Dining Room

13' 0" x 12' 9" into alcoves (3.96m x 3.89m into alcoves)
This good sized room has a fireplace, fitted with an electric fire, a pvc double glazed window, radiator and under-stairs storage cupboard, with an electric light.

Kitchen

10' 10" x 5' 11" reducing to 4' 3" (3.30m x 1.80m reducing to 1.30m)
The kitchen is fitted with cream units, wood finish laminate worktops, with tiled splash backs, and a stainless steel sink, with a mixer tap. Gas cooker point, two pvc double glazed windows and a pvc double glazed, frosted glass external door.

First Floor

Landing

Access to the loft space.

Bedroom One

12' 9" into alcoves x 10' 11" plus recess (3.89m into alcoves x 3.33m plus recess)
This spacious double room has a pvc double glazed window and a radiator.

Bedroom Two

11' 5" to wardrobe fronts x 7' 11" (3.48m to wardrobe fronts x 2.41m)
This second double room has a pvc double glazed window, a radiator and built-in cupboards, providing useful storage space and which also house the gas combination central heating boiler.

Bathroom

Attractively furnished and fitted with a three piece white suite, comprising a w.c., a pedestal wash hand basin and a bath, with a mixer tap, a shower over, a folding shower screen and ceiling height tiled splashback. Chrome finish radiator/heated towel rail, tiled floor and an extractor fan.

Outside

Rear

Enclosed yard with a useful outbuilding/external utility, which has plumbing for a washing machine, electric power and light and provides useful storage space.

Directions

Proceed from our office on Church Street into Skipton Road. At the T junction, turn left and then turn right at the mini roundabout, continuing on Skipton Road, then take the second turning on the left onto Bethel 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

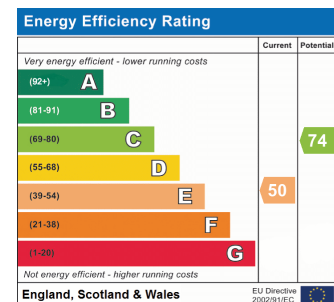
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

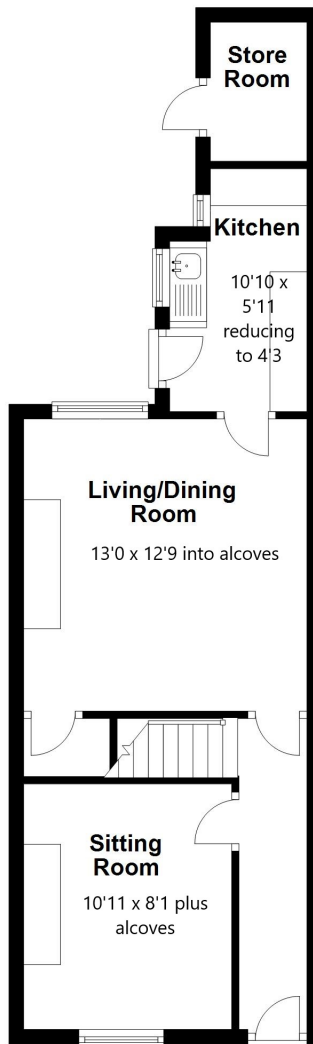
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FLOORPLAN

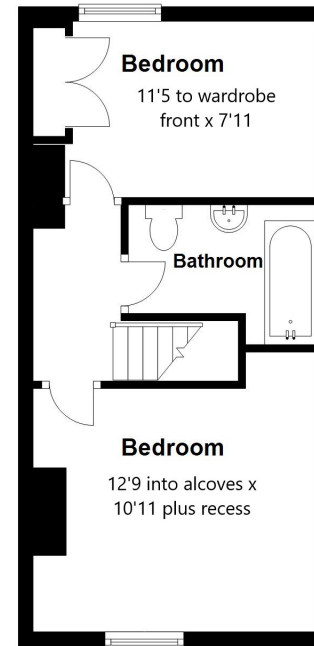
Ground Floor

Approx. 40.1 sq. metres (431.9 sq. feet)



First Floor

Approx. 31.9 sq. metres (343.0 sq. feet)



Total area: approx. 72.0 sq. metres (774.8 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.

