





PROPERTY DESCRIPTION

Early viewing is strongly recommended on this extremely appealing detached house, which is situated in a highly desirable area, on a small cul-de-sac, off Skipton Road. Conveniently situated within walking distance of the beautiful open countryside as well as the Leeds/Liverpool Canal, this well presented and tastefully furnished home would suit a wide range of prospective buyers, in particular a young family. Offering many notable and advantageous attributes, including the front garden, which has been opened up and tarmac covered to provide off road parking for several cars, a detached garage and a further parking space at the side of the house.

Benefiting from pvc double glazing and gas central heating, the accommodation briefly comprises an entrance hall and a delightful, light and airy lounge, which has an attractive stone fireplace with a living flame effect electric fire. Part glazed double doors from this room open into the spacious dining kitchen, which has French doors leading out to the rear garden and is fitted with modern units and built-in appliances, namely an electric double oven/grill, a gas hob with an extractor canopy over, and an integral fridge, freezer and dishwasher. There are three first floor bedrooms and a stylishly furnished shower room. The charming garden at the rear has a decked patio, a lawn, pathways and garden beds.



FEATURES

- Extremely Well Pres'td Detached House
- Situated in a Highly Desirable Area
- Close to Open Countryside & Canal
- Tastefully & Very Stylishly Furnished Acc.
- Lounge with Fireplace & Electric Fire
- Spacious Dining Kitchen inc. Appl'ces
- 3 FF Bedrms & Attractive Shower Rm
- PVC Dble Glazing & Gas Central Heating
- Garage & Parking for Several Cars
- Delightful Garden to the Rear
- Ideal Home for Young Family
- Internal Viewing Essential to Appreciate





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Attractive, double glazed, frosted glass composite entrance door. Stairs to the first floor, radiator and wood finish laminate flooring.

Lounge

15' 3" x 11' 7" (4.65m x 3.53m)

This beautiful, light and airy room features an attractive carved limestone fireplace, incorporating downlights, fitted with a flame effect electric fire and has a pvc double glazed window, two radiators, a small under-stairs storage cupboard and majority glazed double doors opening into the dining kitchen.

Dining Kitchen

14' 11" x 10' 4" plus recess (4.55m x 3.15m plus recess)

The spacious dining kitchen is another extremely appealing attribute of this lovely home and is fitted with a good range of modern units and drawers, laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. There are a number of built-in appliances, namely an electric double oven/grill, a gas hob, with a stainless steel extractor canopy over, an integral fridge, freezer and dishwasher. The kitchen also features pvc double glazed French doors, which open onto the charming gardens at the rear, is laid with wood finish laminate flooring, and has a pvc double glazed window, radiator, plinth heater and downlights recessed into the ceiling.

First Floor

Landing

PVC double glazed window, downlights recessed into the ceiling and access, via a retractable ladder, to the partially boarded loft space, which also has an electric light. Built-in cupboard, housing the gas condensing combination central heating boiler.

Bedroom One

14' 0" x 8' 9" (4.27m x 2.67m)

This good sized double room has a pvc double glazed window, radiator and television point.

Bedroom Two

11' 9" x 8' 8" (3.58m x 2.64m)

A second decent sized double room, with a radiator, pvc double glazed window and television point.

Bedroom Three

7' 10" x 5' 11" (2.39m x 1.80m)

This single room has a radiator and a pvc double glazed window, from which there is an open aspect.

Shower Room

Stylishly furnished with a three piece white suite, comprising a fully tiled, larger than standard shower cubicle, a w.c. and a wash hand basin, with a mixer tap and cupboard below. PVC double glazed, frosted glass window, chrome finish radiator/heated towel rail, downlights recessed into the ceiling, an extractor fan and wood finish laminate flooring.

Outside

Front

The front garden has been opened up and tarmac covered to provide ample off road parking space for several cars. There is a chopped slate covered border down one side and part way across the front of the parking area and attractive fencing, with trellis detail, too A canopy over the front door provides shelter incorporates downlighting.



Side

There is further off road parking, space down one side of the house and in front of the garage. External power point and cold water tap.

Garage

15' 1" x 9' 5" (4.60m x 2.87m)

The detached garage has an up and over door, electric power and light, a window and personal door. There is also plumbing for a washing machine and a storage cupboard and drawers, with a worktop above.

Rear

The delightful, enclosed and attractively landscaped garden at the rear is a particularly enticing asset of this lovely home and consists of a lawn, a sizeable composite decked patio, garden beds, gravel covered areas and paved pathways. There is also external lighting and a wider than standard gate giving access into the garden.

Directions

Proceed from our office on Church Street into Skipton Road. Carry on to the T junction and turn left, then go right at the mini roundabout, continuing on Skipton Road. Carry on this road, past Rolls Royce on the left, up the hill, over the canal bridge, round the sweeping left hand bend, past Rolls Royce Sports & Social Club and then take the next left turning into Valley Drive. The entrance to Green Bank is the first on the right off Valley drive.

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.

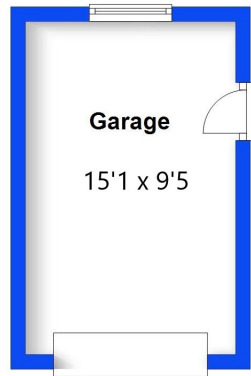
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		87
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

FLOORPLAN

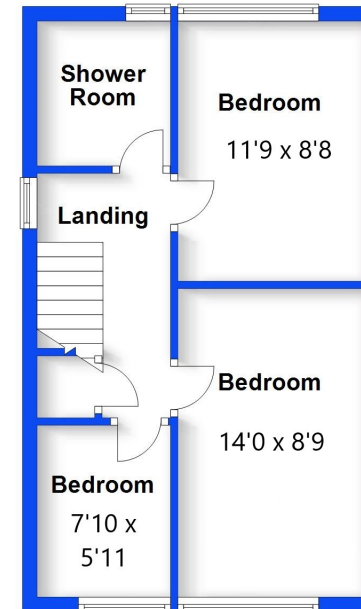
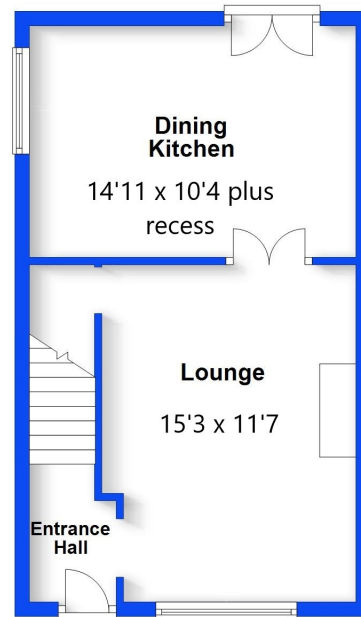
Ground Floor

Approx. 49.3 sq. metres (530.7 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.6 sq. feet)



Total area: approx. 85.2 sq. metres (917.3 sq. feet)

All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and 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 Floorplan
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