





PROPERTY DESCRIPTION

This charming house is a mid one in a short row of four and located in a popular residential area, near the outskirts of town, yet within easy reach of Coates Lane Primary School, which is Ofsted rated 'Good' and the picturesque countryside surrounding Barnoldswick. Having the benefit of mature gardens to both the front and rear, this appealing abode requires general modernisation and updating and provides well proportioned living space, which would be suitable for a wide range of prospective buyers, particularly buyers with a growing family.

Benefiting from majority pvc double glazed windows and gas central heating, the accommodation briefly comprises an entrance hallway and a good sized and very pleasant lounge/diner, with French doors opening onto the garden at the rear. The kitchen allows space for a small dining table, is fitted with light wood finish units, a built-in electric oven, a gas hob, a dishwasher and fridge and there is a utility room, which has a washing machine, a condenser dryer and a freezer. There are three decent sized bedrooms on the first floor and an accessible shower room, fitted with a three piece white suite.

The front and rear gardens are stocked with a wide variety of shrubs and flowering plants, the rear garden has a pond with a water feature, a decked patio with a pergola over, a further patio and timber shed. NO CHAIN INVOLVED.

FEATURES

- Charming House in Short Row of Four
- Appealing Family Home - Ideal for FTB's
- Well Proportioned Living Space
- Ent Hall & Lounge/Diner with French Drs
- Ftd Dining Kitchen inc. Appl'ces & Utility Rm
- 3 Decent Sized FF Bedrooms
- 3 Pc Shower Room - White Suite
- Delightful Mature Gardens to Both F & R
- PVC Dble Glazed Windows & GCH
- No Chain - Viewing Recommended





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Frosted glass entrance door, stairs to the first floor and a radiator.

Lounge/Diner

19' 7" plus recess x 9' 11" plus recess (5.97m plus recess x 3.02m plus recess)

This spacious, light and airy room has a fireplace and an electric stove and benefits from pvc double glazed French doors, opening out to the rear garden. PVC double glazed window and two radiators, both with ornate covers.

Dining Kitchen

11' 0" x 9' 9" plus recess (3.35m x 2.97m plus recess)

The good sized kitchen allows room for a dining table and is fitted with light wood finish units, laminate worktops, with tiled splash-backs, and a circular sink, with a mixer tap. It also has a built-in electric oven and a gas hob, a fitted dishwasher, a fridge, concealed in a housing unit matching the units, a window and half glazed external door.

Utility Room

6' 6" x 6' 5" (1.98m x 1.96m)

Always a noteworthy asset in any home, the utility room has a washing machine, a condenser dryer, a freezer, laminate worktop, frosted glass window and external door.

First Floor

Landing

Built-in shelved cupboard and access to the loft space.

Bedroom One

11' 4" into alcoves x 10' 5" (3.45m into alcoves x 3.17m)

This double room has a pvc double glazed window and radiator, with an ornate cover.

Bedroom Two

13' 7" reducing to 8'10 x 8' 10" reducing to 5' 8 (4.14m reducing to 2.69m x 2.69m reducing to 1.73m)

The second double bedroom overlooks the garden at the rear and has a pvc double glazed window, radiator and houses the wall mounted gas combination central heating boiler.

Bedroom Three

10' 9" x 6' 5" (3.28m x 1.96m)

Providing a small double or large single room, with a pvc double glazed window and radiator.

Shower Room

Fitted with a three piece white suite, comprising an accessible, double size shower cubicle, with an electric shower and fold-down seat, a w.c. and a pedestal wash hand basin. PVC double glazed, frosted glass window and a radiator.

Outside

Front

The gardens of this appealing home are a particularly enticing attribute, with the front one being stocked with a wide range of mature shrubs and flowering plants and partly covered with chopped slate.

Rear

The garden at the rear has a pond, with a water feature, decked pathways and a decked patio, with a pergola, a flagged patio and a timber shed.

Directions

Proceed from our office on Church Street into Skipton Road. Go past the Holy Trinity Church set up on the left, turn left at the T' junction then go right at the mini roundabout, continuing on Skipton Road. Proceed past Rolls Royce on the left, up the hill and over the canal bridge, then take the second right turning into Coates Avenue.

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.

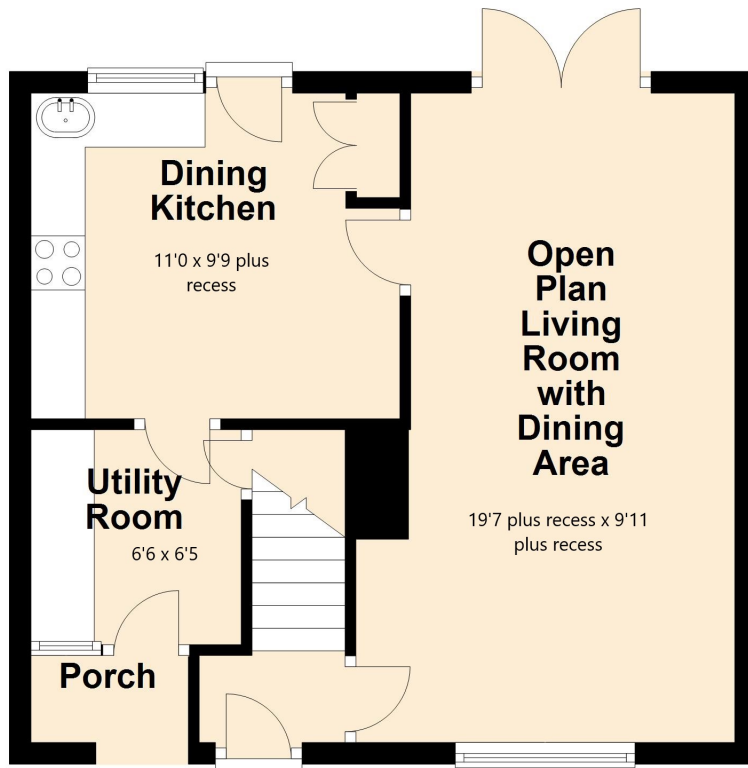
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN

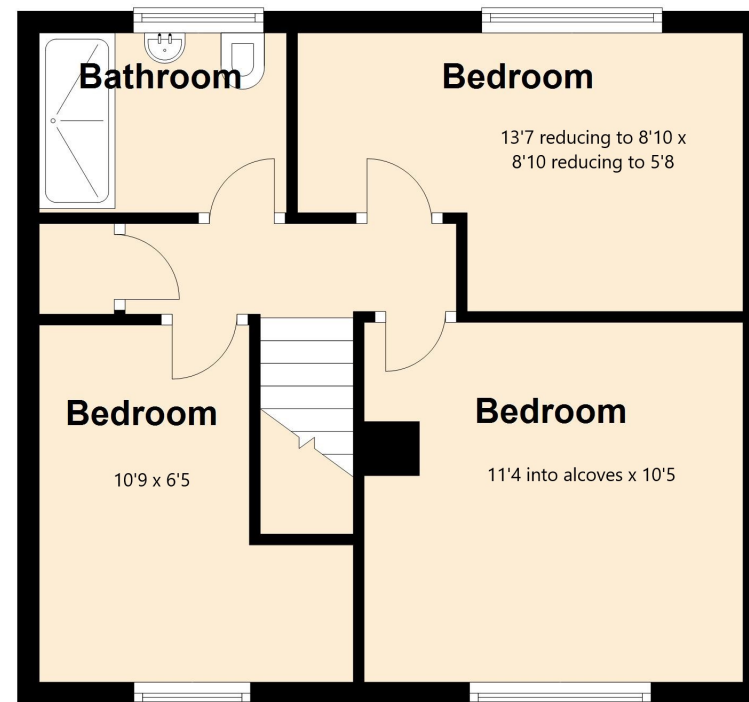
Ground Floor

Approx. 39.0 sq. metres (419.8 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.8 sq. feet)



Total area: approx. 78.0 sq. metres (839.6 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.

