





PROPERTY DESCRIPTION

Situated in a pleasing traffic free location in a much sought after residential area, this garden fronted, mid terraced house would be absolutely perfect as a starter home for first time buyers and is also ideal for a young family. Providing nicely proportioned living space, this particularly appealing abode is immaculately presented and tastefully furnished and must be internally viewed to fully appreciate all the many attractive features it has to offer. Set off Fernbank Avenue, the property is just a short walk from the parade of shops on Gisburn Road and access to public transport, with a children's nursery also not far away.

Having the benefit of pvc double glazing and gas central heating, the accommodation briefly comprises an entrance hall, a spacious and extremely inviting living room, with a multi-fuel stove, newly fitted in May 2023, and part glazed double doors leading into the dining room. The fitted kitchen is equipped with modern units, has a built-in electric oven and hob and a useful under-stairs storage space. Open plan with the kitchen is a utility room, with an adjoining ground floor w.c., both of which are very advantageous assets in a family home.

On the first floor there are two decent sized double bedrooms and a third single bedroom, which is currently used as a dressing room and has a large fitted double wardrobe. The larger than average, stylish bathroom is fitted with a four piece white suite, including a separate shower cubicle.

To the front of the property is a nice sized, enclosed stone flagged patio, giving space for outside seating and dining, or a safe play area for young children. At the rear in an enclosed yard. NO CHAIN.

FEATURES

- Mid Terr House with Enclosed Front Patio
- Deceptively Spacious Family Home
- Immaculately Pres'td & Tastefully Furbished
- Popular Location Near Parade of Shops
- Ent Hall & Living Room with Log Burner
- Dining Rm & Extndd Ftd Kit. inc Oven & Hob
- Extremely Useful Utility Rm & GF WC
- 3 FF Bedrms & 4 Pc Modern Bathrm
- PVC Double Glazing & Gas Central Heating
- Viewing Essential to Appreciate - No Chain





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

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

Living Room

14' 7" plus bay x 10' 2" plus alcoves (4.45m plus bay x 3.10m plus alcoves)

This spacious, tastefully furnished room features a fireplace, recessed into the chimney breast, fitted with a multi-fuel stove (new in May 2023), set on a stone hearth. It is also laid with attractive wood finish laminate flooring, has a pvc double glazed window, set into the bay, a radiator and part glazed double doors opening into the dining room.

Dining Room

11' 1" x 10' 8" into alcoves (3.38m x 3.25m into alcoves)

Also laid with the same quality wood finish laminate flooring as the living room, this good sized second reception room has a radiator and pvc double glazed window.

Kitchen

8' 5" x 7' 6" plus bay (2.57m x 2.29m plus bay)

The nice sized kitchen is fitted with modern cream shaker style units, wood effect laminate worktops, with tiled splashbacks and a single drainer sink, with a mixer tap. It also has a built-in electric oven and a hob, with a stainless steel extractor canopy over, a pvc double glazed bay window, wood finish laminate flooring, downlights recessed into the ceiling, an under-stairs storage area, with an electric light, and a pvc double glazed external door.

Utility Room

6' 8" x 6' 8" (2.03m x 2.03m)

Open plan with the kitchen, the utility area is fitted with the same units and worktops as the kitchen, has plumbing for a washing machine and a dishwasher, wood finish laminate flooring, a pvc double glazed window and radiator. The wall mounted gas condensing combination central heating boiler is house in the utility too.

Ground Floor W.C.

A useful asset in any home, fitted with a w.c. and pedestal wash hand basin. There is also a radiator, worktop matching that in the kitchen and utility room, space for a condenser tumble dryer and wood finish laminate flooring.

First Floor

Landing

Spindled balustrade, access to the loft space and stained glass sky light.

Bedroom One

13' 1" x 8' 9" into alcoves (3.99m x 2.67m into alcoves)

This nicely proportioned double room has a pvc double glazed window and a radiator.

Bedroom Two

13' 0" x 8' 1" into alcoves (3.96m x 2.46m into alcoves)

This second double room has a radiator and a pvc double glazed window.

Bedroom Three

9' 7" plus recess x 3' 6" to wardrobe front, plus recess (2.92m plus recess x 1.07m to wardrobe front, plus recess)

Currently being used as a dressing room, with a built-in double wardrobe, which has mirror fronted sliding doors, incorporating shelves and with a storage cupboard above. PVC double glazed window and a radiator.

Bathroom

8' 5" x 7' 6" (2.57m x 2.29m)

The stylishly furnished, larger than average bathroom is fitted with a four piece suite, comprising a bath with a mixer tap, a separate shower cubicle, with a 'rainfall' style shower, a w.c. and a pedestal wash hand basin, with a mixer tap. PVC double glazed, frosted glass window, part tiled walls, radiator/heated towel rail, downlights recessed into the ceiling and an extractor fan.

Outside

Front

Delightful, enclosed stone flagged patio.

Rear

Enclosed yard, with external light and cold water tap.

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 and then go straight ahead at the mini roundabout into Gisburn Road. After the second parade of shops on the left, turn second left into Fernbank Avenue and Melville Avenue is the first row of properties off Fernbank Avenue, on both the left and right of Fernbank Avenue, and this house is in the ones on the left hand side.

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.

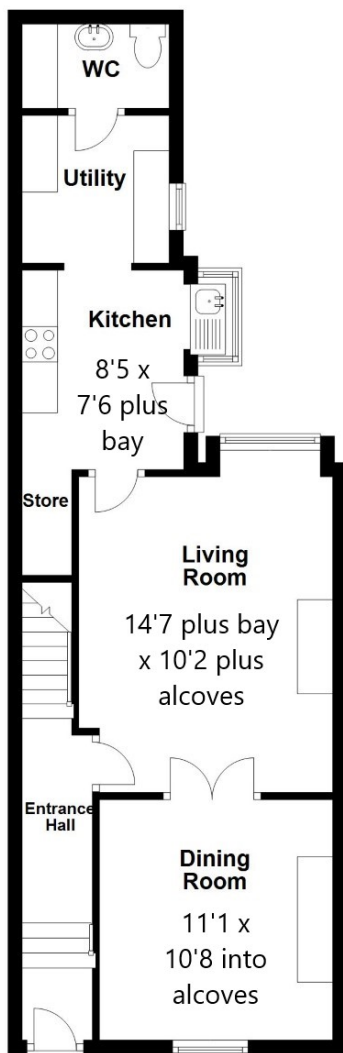
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN

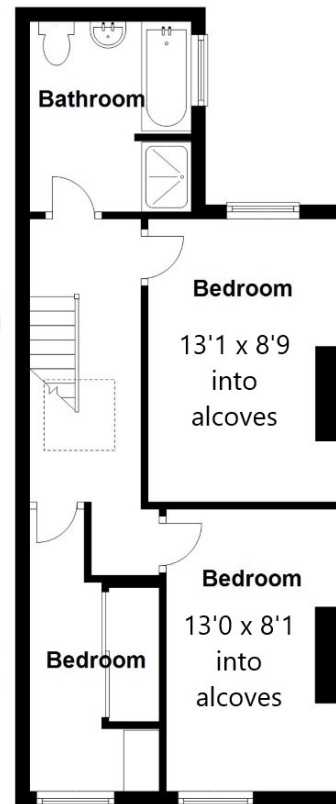
Ground Floor

Approx. 49.8 sq. metres (535.5 sq. feet)



First Floor

Approx. 41.7 sq. metres (449.3 sq. feet)



Total area: approx. 91.5 sq. metres (984.8 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.

