





PROPERTY DESCRIPTION

Early viewing is highly recommended on this fabulous, end terraced house, which has been extensively upgraded, re-furbished and beautifully finished to an exceptionally high standard and specification by the present owner, to include an electrical re-wire. Located in a popular residential area and having the advantage of a garage at the rear and not being directly overlooked at the front, this outstanding, generously proportioned family abode is conveniently situated just a short level walk to the town centre shops and cafes, with other amenities, such as Primary Schools, a Children's Nursery and West Craven High School also being close by. Providing generously proportioned living space.

FEATURES

- Stunning Garden Fronted End Terr House
- Extensively Upgraded to a High Standard
- Excellent Family Home with Garage to Rear
- Short Walk from Town Centre Amenities
- Spacious, Impressive Lounge with Fireplace
- Large Living/Dining Kitchen inc. Appl'ces
- Useful Utility Room, GF W.C. & Cellar
- 3 FF Bedrooms & Stylish 4 Pc Bathroom
- Attic Room/Occasional 4th Bedroom
- PVC DG & GCH – Early Vwg Strongly Rec





ROOM DESCRIPTIONS

Ground Floor

Entrance

Attractive, frosted glass composite entrance door, with a pvc double glazed, frosted glass window to one side, opening into the living room.

Living Room

16' 6" into alcoves x 12' 3" plus recess (5.03m into alcoves x 3.73m plus recess)

This extremely pleasant, spacious and inviting room features a fireplace, recessed into the chimney breast, with a wood beam lintel above and stone hearth and has a pvc double glazed window and a vintage style radiator.

Small Inner Hallway

Stairs to the first floor.

Living/Dining Kitchen

14' 7" x 13' 1" into recess (4.45m x 3.99m into recess)

Absolutely stunning, the spacious kitchen has been stylishly re-fitted with shaker style units, including a central island, laminate worktops, with the one on the island extending to provide a breakfast bar/dining area, and a single drainer sink, with a mixer tap. It also has a built-in electric oven, an electric induction hob, an integral dishwasher, a pvc double glazed window and vintage style radiator. The kitchen is laid with luxury Vinyl flooring and also has downlights recessed into the ceiling and additional lighting above the island.

Utility Room

8' 3" x 6' 8" plus recess (2.51m x 2.03m plus recess)

Fitted with the same units and worktop as the kitchen and a particularly useful room, the utility has plumbing for a washing machine. It is laid with luxury Vinyl flooring, has a pvc double glazed window, vintage style radiator, downlights recessed into the ceiling and a door giving access to the stairs down to the cellar.

Ground Floor W.C

An especially beneficial attribute in a busy family home, the ground floor w.c. is newly fitted with a two piece white suite, comprising a w.c. and a wash hand basin, with a cabinet below. It is also fitted with luxury Vinyl flooring, has downlights recessed into the ceiling and an extractor fan.

Cellar

Providing excellent storage space.

First Floor

Landing

Oak and glass balustrade, stairs to the second floor attic room, with an under-stairs storage cupboard, which has an electric light.

Bedroom One

14' 4" x 9' 11" plus recess (4.37m x 3.02m plus recess)

This good sized double room has a pvc double glazed window and a vintage style radiator.

Bedroom Two

12' 10" x 8' 3" plus recess (3.91m x 2.51m plus recess)

This second double room has a vintage style radiator and pvc double glazed window, with an open aspect.

Bedroom Three

9' 10" x 7' 1" (3.00m x 2.16m)

A decent sized single room, which also has a vintage style radiator and enjoys an open outlook from the pvc double glazed window.

Bathroom

9' 10" plus recess x 6' 9" (3.00m plus recess x 2.06m)

The superb, larger than average bathroom has been beautifully re-furnished with a four piece white suite, comprising a freestanding bath, with a mixer tap and shower attachment, a double size walk-in shower, with a 'rainfall' style shower head and an additional, flexible shower head, a pedestal wash hand basin and a w.c. PVC double glazed, frosted glass window, vintage style radiator/heated towel rail, part tiled walls, attractive, good quality parquet style Kardean flooring and downlights recessed into the ceiling.



Second Floor

Attic Room

15' 4" less stairwell x 13' 4" with restricted headroom in parts (4.67m less stairwell x 4.06m with restricted headroom in parts)

Another noteworthy attribute of this fabulous family home, the large attic room could be utilised for many purposes including an occasional fourth bedroom and has a double glazed Velux window, under-eaves storage space, downlights recessed into the ceiling and a radiator.

Outside

Front

The good sized forecourt has raised garden beds, planted with a variety of shrubs and flowering plants.

Rear

Enclosed yard, with timber fencing, on top of the stone boundary wall, and a high timber gate providing extra screening and privacy. External light.

Garage

15' 0" x 10' 8" (4.57m x 3.25m)

Another valuable asset of this outstanding abode, the garage has an up and over door, a pvc double glazed window and a pvc personal door giving access into and from the rear yard. It also houses the wall mounted gas condensing combination central heating boiler and has electric power and light.

Directions

Proceed from our office on Church Street towards Skipton Road, then, immediately after Decisions of Barnoldswick, turn right into Station Road. Proceed to the end, in the left hand lane, and go straight ahead at the crossroads into Wellhouse Road. Go past the entrance into the Co-Op car park and the Fire Station on the right and then turn left into North 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.

13F25TT/17F25TT

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	62	
(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



Total area: approx. 146.5 sq. metres (1576.9 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 warrant 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.

