





PROPERTY DESCRIPTION

ATTENTION ALL RENTAL INVESTORS! Currently occupied by an excellent tenant, who has lived in the property since 2018 and is on a shorthold tenancy agreement until October 2023 with a rental income of £470 per calendar month, this stone built mid terraced house is situated in a popular residential area, located just a short distance from the town centre shops and other amenities.

Providing nicely proportioned, well presented living space and having the benefit of pvc double glazing and gas central heating, the accommodation briefly comprises a sitting room, with a stone fireplace and fitted gas fire, and a good sized kitchen, allowing ample space for a dining table and fitted with white gloss fronted units. There are two bedrooms on the first floor, one generous double and the other a small double or large single, and an attractively furnished bathroom, fitted with a three piece white suite, with a shower over the bath. There is a pleasant, paved yard at the rear, with two outbuildings, providing useful storage space.

FEATURES

- Stone Built Mid Terraced House
- Shorthold Tenancy until October 2023
- Popular Residential Area
- Convenient for Access to Amenities
- Sitting Rm with Stone Fireplace & Gas Fire
- Dining Kit with White Gloss Finish Units
- 2 Good Sized Bedrooms
- Attractive Bathrm with 3 Pc White Suite
- Gas CH & PVC Double Glazing
- Rear Yard with Outbuildings





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

PVC double glazed entrance door with window light above.
Internal door opening into the sitting room.

Sitting Room

12' 9" plus alcove x 11' 8" (3.89m plus alcove x 3.56m)
This charming room has a stone fireplace fitted with a gas fire, pvc double glazed window, radiator, meter cupboards and television aerial point.

Dining Kitchen

12' 6" plus recess x 10' 2" plus recess (3.81m plus recess x 3.10m plus recess)
The good sized kitchen allows ample room for a dining table and is fitted with white gloss fronted units, laminate worktops with tiled splashbacks and a single drainer sink, with a mixer tap. Electric cooker point and plumbing for a washing machine. Under stairs storage cupboard with electric power and light. PVC double glazed window, radiator, frosted glass window and pvc double glazed frosted glass external door. Door giving access to the stairs to the first floor.

First Floor

Bedroom One

12' 10" to wardrobe fronts, plus alcove x 11' 10" (3.91m to wardrobe front and alcove x 3.61m)
This spacious double room has a built in double wardrobe, over stairs cupboard, pvc double glazed window and radiator.

Bedroom Two

10' 3" x 7' 2" (3.12m x 2.18m)
Providing a small double or large single room, with a pvc double glazed window and radiator.

Bathroom

Attractively fitted with a modern three piece white suite comprising a bath, with a rainfall style shower head and additional hand held shower, a tiled splashback and glazed shower screen, a WC and a wash hand basin set into a vanity unit, with a cupboard below. Built in storage cupboards with fitted shelves and housing the gas condensing combination boiler, pvc double glazed frosted glass window and radiator.

Outside

Rear

The enclosed yard at the rear is paved with an outbuilding, providing useful storage. External light.

Directions

Proceed into Earby on the A56, via Kelbrook and Sough, along Colne Road. Take the second right turn after the Station Hotel into Barrett Street and then turn first left into John 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

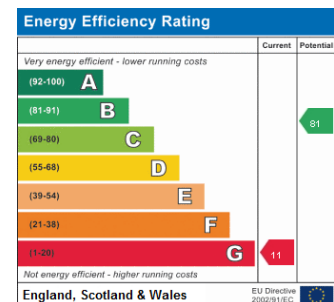
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

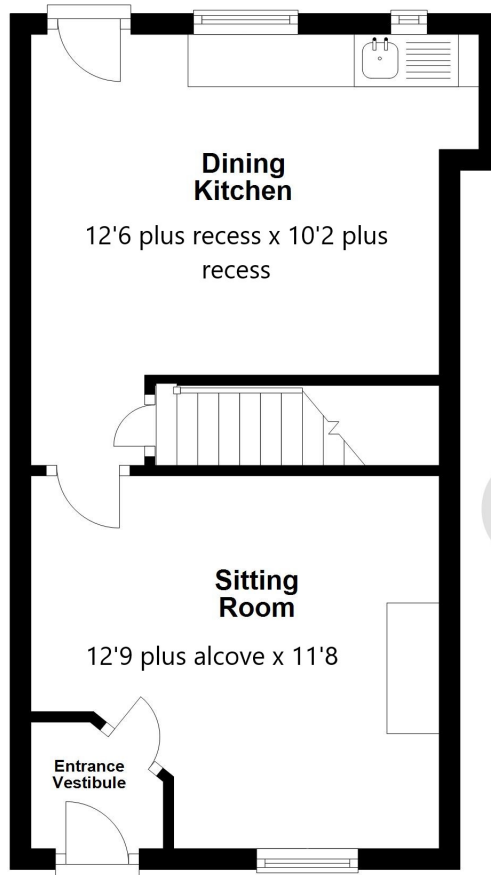
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FLOORPLAN

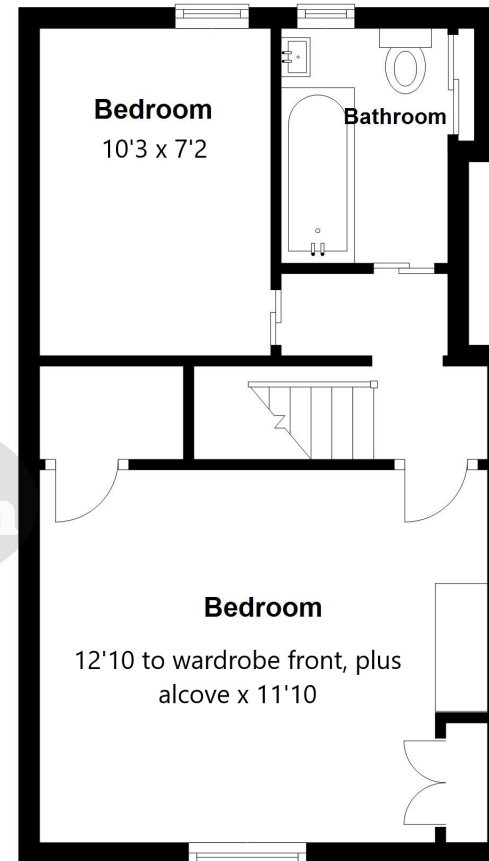
Ground Floor

Approx. 30.9 sq. metres (332.3 sq. feet)



First Floor

Approx. 32.5 sq. metres (349.3 sq. feet)



**Sally
Harrison**
ESTATE AGENTS

Total area: approx. 63.3 sq. metres (681.6 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.

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