





PROPERTY DESCRIPTION

Internal viewing is absolutely essential to fully appreciate the many impressive and desirable attributes, both internally and externally, that this truly exceptional stone built, mid terraced house has to offer, which include a converted loft room, an enclosed garden at the front, in which a lovely garden room/home office has been built, an enclosed patio to the rear and a charming balcony garden, accessed from the first floor landing, to name just a few.

Immaculately presented and beautifully furnished throughout, this stunning home has been considerably improved in recent years by the current owners and is finished to a very high standard. Offering well-proportioned family living space, this delightful dwelling enjoys a pleasant, traffic free location, just a short walk from the town centre amenities, Gisburn Road Primary School and Valley Gardens Park, and would suit a very wide range of prospective buyers.

FEATURES

- Truly Exceptional Terraced House with Home Office
- Immaculately & Beautifully Presented Home
- Pleasant, Traffic Free Location Close to Town
- Numerous Desirable & Impressive Features
- Stunning Lounge - French Doors to Garden
- Superb Open Plan Dining Room & Fitted Kitchen
- 2 First Floor Double Bedrooms - 1 with Fitted Furniture
- Ground Floor Bathroom - Shower over Bath & First Floor Washroom
- Excellent Converted Loft Room/Occupied Bedroom 3
- Front Garden, Rear Patio & First Floor Balcony Garden





ROOM DESCRIPTIONS

Ground Floor

Lounge

14' 4" into recess plus alcoves x 12' 0" plus recesses (4.37m into recess plus alcoves x 3.66m plus recesses)
This delightful and extremely inviting room features a fireplace, with a marble inset and hearth, fitted with a living flame gas fire and pvc double glazed double French doors with pvc double glazed windows on either side. There are downlights recessed into the ceiling and attractive double French doors leading through to the dining room.

Open Plan Dining Room & Kitchen

Dining Room

14' 2" plus recess x 12' 7" into recess and alcoves (4.32m plus recess x 3.84m into recess and alcoves)
Another lovely room, also with pvc double glazed double French doors, which give access out to the rear patio/yard. It also has a contemporary, wall mounted electric fire, a radiator, downlights recessed into the ceiling and wood effect laminate flooring.

Small Inner Hallway

Stairs to the first floor, radiator and useful, built-in storage cupboard.

Kitchen

14' 10" x 6' 8" plus recess (4.52m x 2.03m plus recess)
Having been opened up and partially extended into the dining room to create more space, the kitchen is fitted with attractive cream units and drawers, laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. It also has a built-in gas oven and separate gas grill, a gas hob, with an extractor canopy over, plumbing for a washing machine, space and a vent for a tumble dryer, a pvc double glazed window, two radiators and a pvc double glazed external door.

Ground Floor Bathroom

7' 0" x 6' 6" (2.13m x 1.98m)
Majority tiled and fitted with a three piece white suite, comprising a double ended bath, with a central mixer tap and a hand-held shower attachment and a separate, additional shower over the bath. There is also a w.c., a pedestal wash hand basin, with a mirror and shelving above, a pvc double glazed, frosted glass window, radiator, downlights recessed into the ceiling and a tiled floor.

First Floor

Landing

Spindled balustrade, radiator, an over-stairs storage area, downlights recessed into the ceiling and enclosed stairs leading to the second floor. A pvc double glazed French door gives access from the landing onto the balcony.

Balcony

A particularly alluring and advantageous attribute of this impressive abode is the good sized balcony, which above the kitchen and ground floor bathroom and is laid with artificial grass, enclosed by wrought iron railings, has a cold water tap and electric power point.

Bedroom One

13' 9" x 8' 7" (4.19m x 2.62m) plus 6' 5" x 5' 3" (1.96m x 1.60m)
This 'L' shaped double room is fitted with stylish fitted wardrobes and drawer units, incorporating downlights above the wardrobes, two pvc double glazed windows, downlights recessed into the ceiling and a radiator.

Bedroom Two

12' 9" x 8' 8" plus recess (3.89m x 2.64m plus recess)
This second double room has a pvc double glazed window, downlights recessed into the ceiling and a radiator.

W.C./Washroom

Fitted with a two piece white suite, comprising a pedestal wash hand basin and a w.c. and also having downlights recessed into the ceiling, an extractor fan and housing the wall mounted gas condensing combination central heating boiler.

Second Floor

Attic/Bedroom Three

13' 8" less stairwell x 13' 6" into eaves with restricted headroom (4.17m less stairwell x 4.11m into eaves with restricted headroom)
A third double bedroom with a spindled balustrade by the stairwell, two double glazed Velux windows, downlights recessed into the ceiling and a built-in open, short hanging wardrobe with a fitted clothes rail and shelving.

Outside

Front

Another of the numerous enticing assets of this desirable dwelling, the utterly charming, split-level garden is laid with Indian stone flags, with a lovely patio on the upper level. There is a wood pergola, which previously housed a hot tub and currently provides a sheltered a seating area, a cold water point and an electric power point.

Home Office

8' 8" x 6' 11" (2.64m x 2.11m)
Another noteworthy and very beneficial aspect of this exceptional abode is the home office/garden room, which is entered through pvc double glazed French doors, is laid with superior quality hardwood flooring and has a modern, wall mounted electric fire, a pvc double glazed window and downlights recessed into the ceiling.

Rear

Enclosed patio/yard, laid with Indian stone flags and having a flower bed, a wheelie bin store, a canopy over the rear entrance door, an external light and cold water tap.

Directions

Proceed on foot from our office on Church Street towards the Skipton Building Society office. Turn left between the Chinese
Takeaway and Skipton Building Society and continue straight ahead into St James Square. Follow the road straight through St James Square and continue on past the top of Robert Street and Alice Street and the rear of East View Terrace is on the right.

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

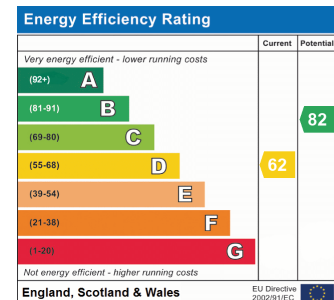
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

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House to Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

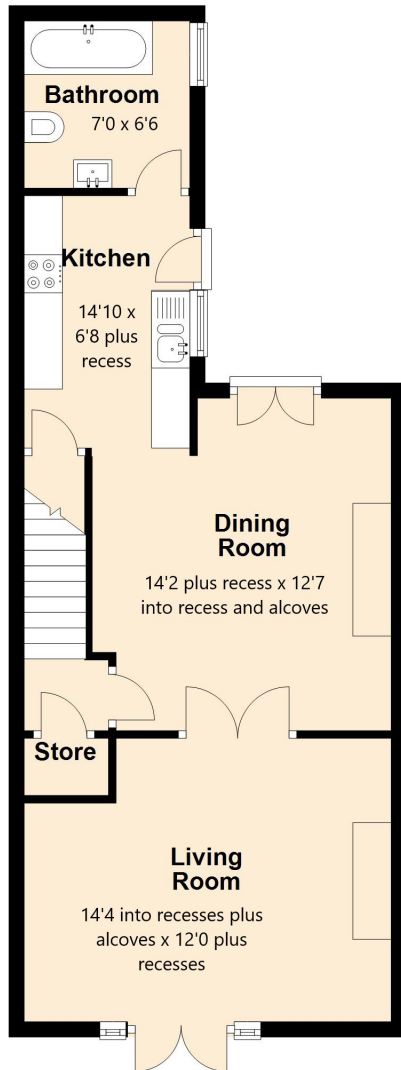
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FLOORPLAN

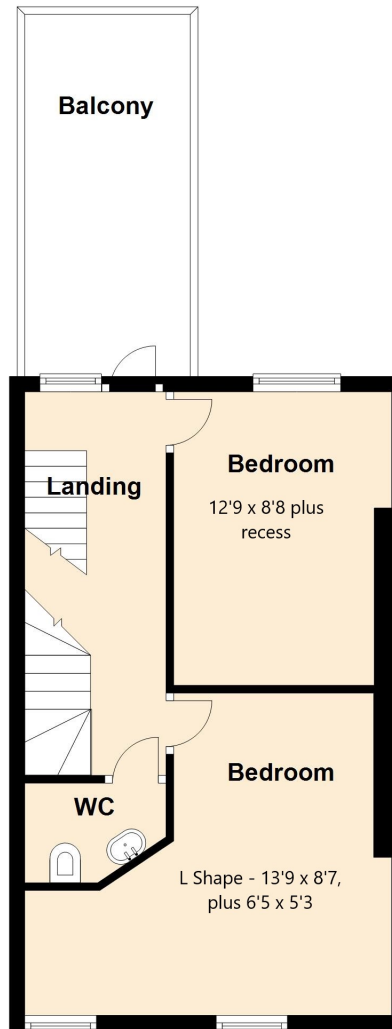
Ground Floor

Approx. 49.8 sq. metres (536.5 sq. feet)



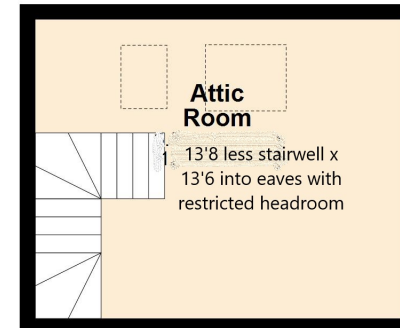
First Floor

Approx. 39.1 sq. metres (421.4 sq. feet)



Second Floor

Approx. 18.8 sq. metres (202.1 sq. feet)



Total area: approx. 107.8 sq. metres (1159.9 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 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.