







## PROPERTY DESCRIPTION

We are delighted to offer this impressive four-bedroomed, bay fronted end terraced house, which offers generously proportioned living space, which is immaculately and beautifully presented throughout. Internal viewing is strongly recommended to fully appreciate the many attractive and advantageous attributes this wonderful home has to offer, which is absolutely perfect for a growing family and has the benefit of a detached garage, views from the first floor and is conveniently situated within easy reach of the town centre shops, cafés and other amenities, such as the bus station and Doctors' Surgery.

## FEATURES

- Superior, End Terrace House with Garage
- Deceptively Spacious & Beautifully Pres'd
- Sought After Residential Area
- Lounge with F'place & Large Bay Window
- Living/Dining Room with Stone F'place
- Stylishly Ftd Kitchen inc. Oven & Hob
- 4 Decent Sized Bedrms inc. Large Attic
- 4 Pc Bathm - Sep Shwr & En Suite Shwr Rm
- PVC DG & GCH – Rear Yard/Patio
- Internal Viewing Essential to Fully Apprec.





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance

PVC double glazed, frosted glass entrance door, with a pvc double glazed window light above.

#### Lounge

14' 3" plus alcoves x 10' 9" plus bay and recesses (4.34m plus alcoves x 3.28m plus bay and recesses)  
This delightful, light and airy and extremely inviting room features a period style cast iron fireplace, with a wood surround, and a large pvc double glazed bay window. It also has a second pvc double glazed window in the gable elevation, two radiators and stairs leading to the first floor.

#### Living/Dining Room

13' 10" plus recess x 10' 10" plus recess (4.22m plus recess x 3.30m plus recess)  
This appealing second reception room also gets plenty of natural light from two pvc double glazed windows, with one having a lovely view, and has a decorative stone fireplace, recessed into the chimney breast, two radiators and an under-stairs storage cupboard, which has an electric light.

#### Kitchen

9' 6" x 7' 1" (2.90m x 2.16m)  
Attractively furnished, the kitchen is fitted with stylish white gloss finish units and drawers, laminate worktops, with tiled splashbacks, and a one and a half bowl sink, with a mixer tap. It also has a built-in electric double oven/grill, a gas hob, with a stainless steel extractor canopy over, plumbing for a washing machine, a pvc double glazed window, tiled floor and a pvc double glazed external door.

### First Floor

#### Landing

Spindled balustrade, built-in over-stairs storage cupboard, with fitted shelves and an electric light, an additional storage cupboard, enclosed stairs leading to the second floor and downlights recessed into the ceiling.

#### Bedroom One

11' 8" x 8' 7" plus alcoves (3.56m x 2.62m plus alcoves)  
This double room has a pvc double glazed window, with an open aspect, and a radiator.

#### Bedroom Two

13' 9" x 8' 2" (4.19m x 2.49m)  
The second double room has two pvc double glazed windows, both with lovely rural views, and a radiator.

#### Bedroom Three

7' 4" x 6' 7" (2.24m x 2.01m)  
This single room has a pvc double glazed window, with an open outlook, and a radiator.

#### Bathroom

9' 0" into recess x 7' 6" (2.74m into recess x 2.29m)  
Half tiled and larger than the average, the bathroom is fitted with a modern four piece white suite, comprising a double size shower cubicle, a bath, with a mixer tap, a w.c. and a pedestal wash hand basin, with a mixer tap and a vanity mirror above. The floor is tiled and there is a pvc double glazed, frosted glass window, chrome finish radiator/heated towel rail, extractor fan and a built-in cupboard, housing the gas condensing combination central heating boiler, which was newly installed in December 2021.

### Second Floor

#### Attic/Bedroom Four

18' 5" reducing in stages to 10' 0" x 13' 4" into recess, less stairwell (5.61m reducing in stages to 3.05m x 4.06m into recess, less stairwell)  
The large attic provides another generous double bedroom and has exposed stained beams, a double glazed Velux window, incorporating a black-out blind, a radiator and access to boarded under-eaves storage spaces, which have electric lights.

#### En-Suite Shower Room

A particularly beneficial addition in a busy family home, the en-suite shower room is fitted with a three piece white suite, comprising a tiled shower cubicle, a w.c. and a pedestal wash hand basin,

with a tiled splashback. Chrome finish radiator/heated towel rail, exposed stained wood beam and tiled floor.

### Outside

#### Front

Enclosed, Indian stone flagged forecourt, with an external light.

#### Rear

Enclosed yard/patio, also laid with Indian stone flags and having a cold water tap.

#### Detached Garage

16' 0" x 12' 2" (4.88m x 3.71 m)  
Another advantageous asset of this great family home, the garage has an up and over door, a personal door in one side and an electric light.

#### Directions

Proceed into Earby on the A56, via Kelbrook and Sough, along Colne Road. Go past the right turning into Brookfield Way and then take the second right turning, immediately before The Station Hotel, into Linden Road.

#### 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

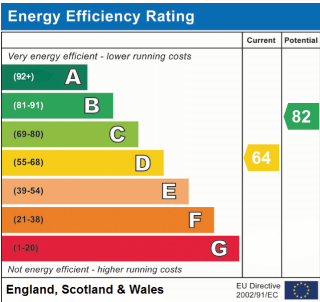
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

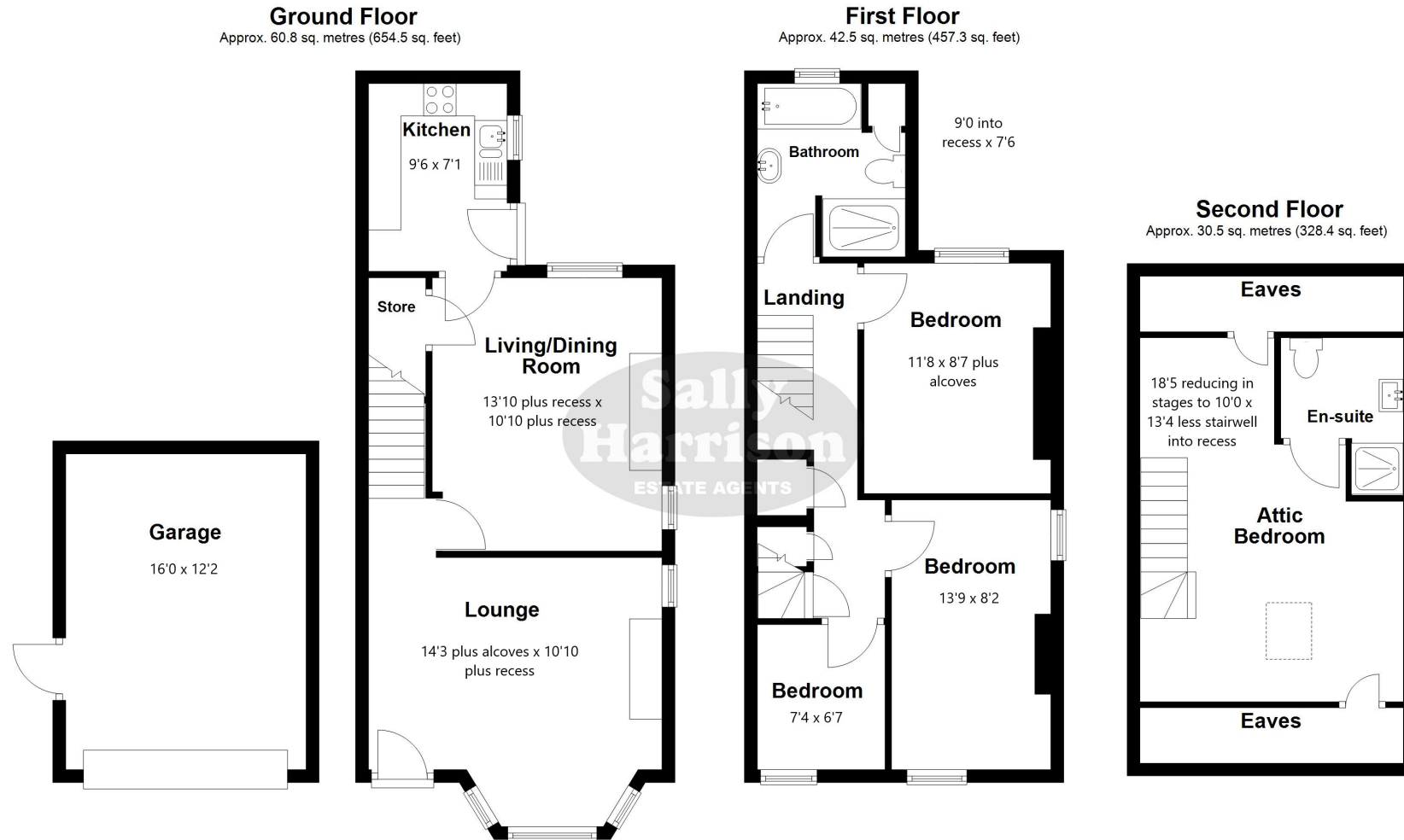
For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

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# FLOORPLAN



Total area: approx. 133.8 sq. metres (1440.2 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.

