





PROPERTY DESCRIPTION

This desirable end quasi has the benefit of a double storey extension at the side and has been upgraded over the last few years to a high standard and specification. Located in a popular residential area, off Gisburn Road, within walking distance of a parade of shops and Valley Gardens Park, this immaculately presented home must be viewed to fully appreciate the many notable and advantageous attributes, including three double bedrooms, three shower rooms, an attached garage with a remote controlled door, off road parking for two cars and a delightful, low maintenance garden/patio.

Suitable for a wide range of prospective buyers, this appealing home is complemented by pvc double glazing and gas central heating and briefly comprises an entrance hallway, a cosy sitting room and a good sized living/dining room, with a wall mounted gas fire. The kitchen has been recently and stylishly re-furbished with white gloss fronted units, two built-in electric ovens, one of which incorporates a microwave, and an induction hob with an extractor canopy over. A door from the kitchen gives access into the ground floor shower room, which is fully tiled and fitted with a modern three piece white suite.

On the first floor there is a primary suite, which includes a good sized double bedroom and adjacent to this, a large, impressive, fully tiled shower room, which has a four piece white suite and has fitted wardrobes, with mirror fronted sliding doors, offering an abundance of hanging and storage space. There are two further double bedrooms, one with built-in wardrobes which extend the full length of one wall, and another fully tiled shower room, recently re-fitted with a three piece white suite.

FEATURES

- End House – 1 of 4 with 2 Storey Extension
- Upgraded to a High Standard & Specification
- Immaculately Pres'td, Excellent Family Home
- Charming Sitting Room with Electric Stove
- Good Sized Living/Dining Rm – Gas Fire
- Stylishly Re-Furbished Kitchen inc. Appl'ces
- 3 Double Bedrms - 1 with Ftd Wardrobes
- 3 Shower Rms – 1 GF & 1 with Ftd W'robes
- Garage, Off Rd Parking & Garden/Patio
- PVC DG & GCH – Viewing Essential to Apprec.





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

PVC entrance door, with a window light above. Stairs to the first floor and doors giving access into the sitting room and living/dining room.

Sitting Room

12' 7" into bay x 10' 9" reducing to 10' 4 (3.84m into bay x 3.28m reducing to 3.15m)

This charming room is laid with attractive wood finish laminate flooring and has a modern, wall mounted electric fire, an electric radiator in bay under the window, pvc double glazed windows and wall light points.

Living/Dining Room

13' 10" x 11' 6" plus alcoves (4.22m x 3.51m plus alcoves)

Laid with wood flooring, this good sized second reception room has a contemporary, wall mounted living flame gas fire, a pvc double glazed window and a radiator.

Kitchen

11' 2" plus recess x 8' 1" plus recess (3.40m plus recess x 2.46m plus recess)

Recently stylishly re-fitted, the kitchen is laid with the same quality wood flooring as the living/dining room and has white gloss fronted units and drawers, laminate worktops, with splashbacks, and a one and a half bowl sink with a mixer tap, set in a pvc double glazed bay window. It also has two built-in electric ovens, one of which incorporates a microwave, an electric induction hob, with an extractor canopy over, plumbing for a washing machine, a pvc double glazed window and pvc double glazed, frosted glass stable style external door. There is also an under-stairs storage cupboard and downlights recessed into the ceiling.

Ground Floor Shower Room

Fully tiled, attractively furnished and fitted with a three piece white suite, comprising a double size, walk-in shower unit, with a fixed 'rainfall' style shower head, plus an additional, flexible hand-held shower. There is also a wash hand basin and a w.c., both built into cabinets, with a cupboard below the sink and a vanity mirror above. Chrome finish radiator/heated towel rail, pvc double glazed, frosted glass window, tiled flooring and downlights recessed into the pvc lined ceiling.

First Floor

Landing

Access, via a folding wooden ladder, to the fully boarded loft space, which has electric power and light. Door giving access to the master bedroom suite.

Primary Suite Landing

Access, via a retractable ladder, to a second loft space, which has an electric light.

Bedroom One

10' 9" x 10' 7" (3.28m x 3.23m)

Enjoying an open aspect/views, this double room has a pvc double glazed window, two wall mounted electric radiators and downlights recessed into the ceiling.

Shower Room/Dressing Room

10' 8" x 8' 1" to wardrobe fronts (3.25m x 2.46m to wardrobe fronts)

Recently tastefully re-furnished, this large, combined shower room and dressing room is fully tiled, with a co-ordinating tiled floor, and fitted with a modern four piece white suite, comprising a shower cubicle, with a fixed 'rainfall' style shower, plus an additional, flexible, hand-held shower, a vanity wash hand basin, with drawers below, a bidet and a w.c. The room also has built-in, mirror fronted wardrobes, extending almost the full length of one wall, which incorporate shelving and lighting and provide an abundance of storage space, and there is a pvc double glazed window, chrome finish radiator/heated towel rail and downlights recessed into the ceiling.

Bedroom Two

10' 10" x 10' 3" to wardrobe fronts (3.30m x 3.12m to wardrobe fronts)

This second double room has built-in wardrobes, incorporating shelving and with storage cupboards above, extending the length of one wall, a pvc double glazed window, with an open outlook/views, a radiator and additional walk-in over-stairs wardrobe.

Bedroom Three

11' 7" x 9' 1" (3.53m x 2.77m)

Another generously proportioned double room, with a pvc double glazed window and a radiator.

Shower Room

Also recently re-furnished, the fully tiled shower room is fitted with a three piece white suite, comprising a shower cubicle with a fixed 'rainfall' style shower, plus an additional, flexible, hand-held shower, a wash hand basin, with drawers below, and a w.c. The floor is tiled and there is also a large, fitted shelved cupboard, a chrome finish radiator/heated towel rail, pvc double glazed, frosted glass window, tiled floor and downlights recessed into the ceiling.



Outside

Front

The charming, low maintenance, resin covered patio/garden is enclosed by attractive trellis topped fencing, with a matching gate, and has raised, gravel covered borders, an external electric power point and a cold water tap.

Rear

The good sized, enclosed area to the rear of the house is also resin covered and has double gates allowing vehicular access for off road parking and to give access to the garage. There is also a cold water tap and a canopy over the entrance door into the house

Integral Garage

15' 1" x 11' 1" (4.60m x 3.38m)

A particularly advantageous and beneficial attribute of this lovely family home is the integral garage, which has a remote controlled, electric up and over door and electric power and light. The gas combination central heating boiler is also housed in the garage.

Directions

Proceed from our office on Church Street into Skipton Road. At the 'T' junction, turn left and then go straight ahead at the mini roundabout into Gisburn Road. Immediately after the second parade of shops on the left, turn left into Richmond Road and continue past Frederick Street on the right and Federation Street on the left and Dickens Avenue is next on the right off Richmond 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.

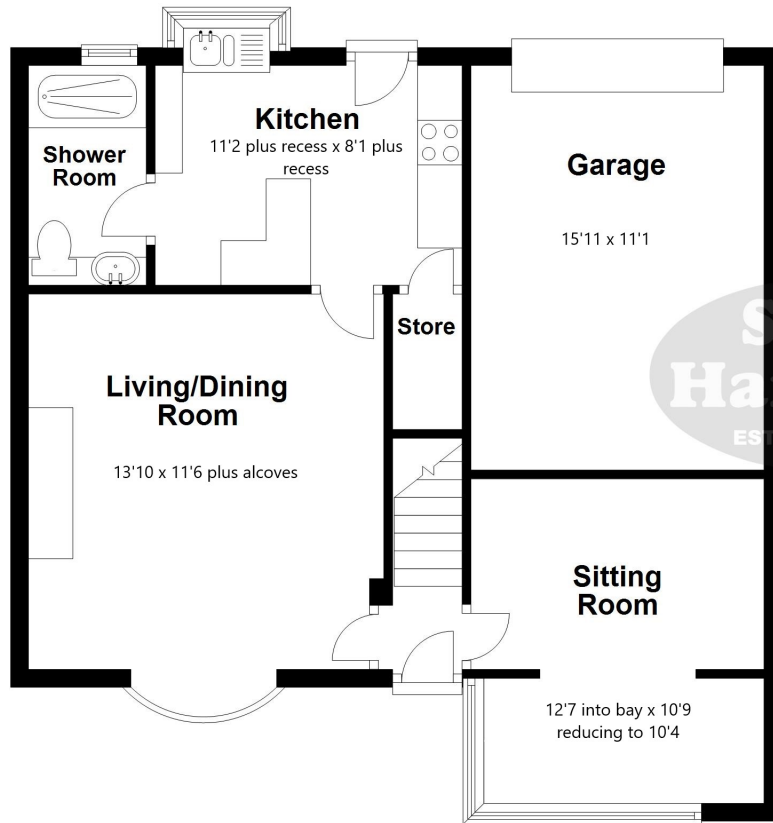
20A25TT/20B25TT

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C	69	
(55-68)	D		
(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

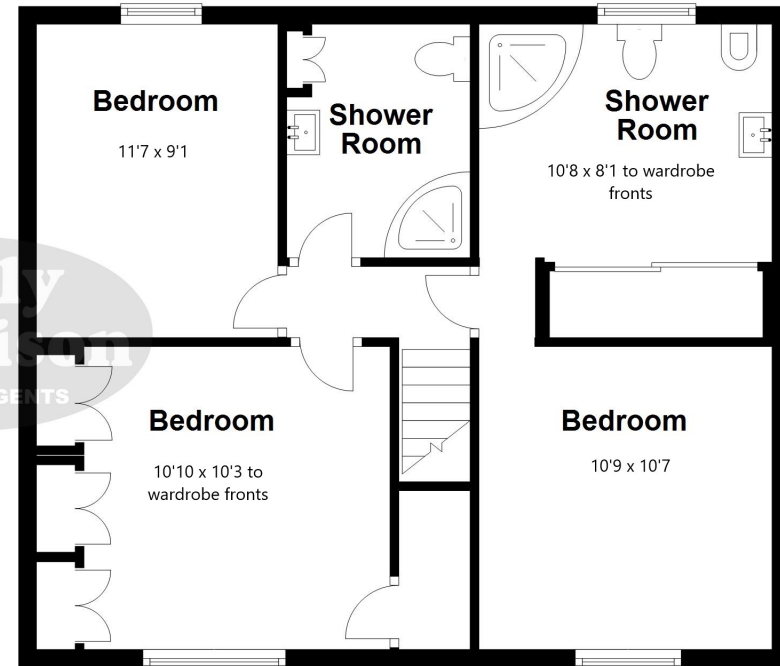
Ground Floor

Approx. 61.6 sq. metres (662.9 sq. feet)



First Floor

Approx. 58.3 sq. metres (627.7 sq. feet)



Total area: approx. 119.9 sq. metres (1290.7 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.

