







## PROPERTY DESCRIPTION

Set in a particularly appealing cul-de-sac position in a highly sought after residential area near the outskirts of town, this beautifully and immaculately presented, stone built semi-detached house boasts a multitude of desirable and impressive attributes and is an absolute must for an early viewing. Offering a whole host of advantageous assets, such as a good sized attached garage, with internal access into the kitchen, a large, well tended garden and off road parking, this exceptional abode has also been extended by adding a good sized sun lounge to the rear and a fantastic loft conversion.

## FEATURES

- Extndd Semi-Det Hse in Pleasing Cul-de-Sac
- Extremely Appealing Home in Desirable Loc
- Immaculately Presented with Large Garden
- Off Rd Prkg & Att. Garage - Int. Access to Hse
- Ent. Hallway & Lounge with Gas Stove
- Stunning Din Kit with Built-in Appliances
- Fabulous, Good Sized Sun Lounge
- 2 FF Bedrm & Stylish Bathrm with Shower
- Superb Dormer Bedrm with En-Suite
- Truly Outstanding & Impressive Abode
- Gas CH & PVC Double Glazing – No Chain
- Viewing Essential to Fully Appreciate





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Attractive composite entrance door. Stairs to the first floor.

Lounge

13' 7" x 11' 11" into alcoves (4.14m x 3.63m into alcoves)  
An extremely pleasant room, featuring a rustic brick fireplace, which is fitted with a gas stove, set on a raised, tiled hearth. PVC double glazed bow window, radiator, television and telephone points.

Dining Kitchen

15' 0" plus recess x 8' 10" (4.57m plus recess x 2.69m)  
The superb kitchen is a particularly impressive asset and just one of the numerous highlights of this beautiful home. It is well equipped with a good range of superior quality gloss finish units, has granite worktops, with matching upstands, and a single drainer sink, with a flexible mixer hose style tap. There are also a number of good quality built-in appliances, namely a fan assisted electric oven, an induction hob, with an extractor canopy over, a combination microwave oven, a fridge and a slimline dishwasher. The kitchen is laid with Amtico flooring, has a radiator and an under-stairs storage cupboard, with an electric light. There is also a door giving internal access from the kitchen into the garage.

Sun Lounge

11' 11" x 10' 0" plus recess (3.63m x 3.05m plus recess)  
An extremely beneficial addition to this fabulous abode, the sun lounge is also laid with the same Amtico flooring as the kitchen and has pvc double glazed windows, an electric radiator and pvc double glazed French door, opening onto the patio and garden at the rear. Wall light point and downlights recessed into the ceiling.

First Floor

Landing

Door giving access to the stairs to the second floor.

Bedroom One

13' 10" x 8' 11" into alcoves plus 4' 5 x 6' 3 (4.22m x 2.72m into alcoves plus 1.35m x 1.91m)  
This 'L' shaped double room benefits from a lovely open aspect/views and has a pvc double glazed window and radiator. There is also a curtain fronted, walk-in wardrobe space.

Bedroom Two

9' 2" x 7' 4" plus recess (2.79m x 2.24m plus recess)  
A good sized second bedroom, which overlooks the garden at the rear and has a pvc double glazed window and radiator.

Bathroom

Majority tiled and stylishly furbished with a modern three piece white suite, comprising a bath, with a mixer tap, a fixed 'rainfall' style shower over, plus an additional flexible shower head and a folding glazed shower screen. There is also a pedestal wash hand basin, with a mixer tap and illuminated mirror fronted cabinet above, and a w.c. PVC double glazed, frosted glass window, radiator, downlights recessed into the pvc lined ceiling and laminate flooring.

Second Floor

Dormer Bedroom Three

16' 5" x 10' 8" reducing to 10' 0 (5.00m x 3.05m reducing to 3.04m)  
Another very advantageous addition to this exceptional home, this spacious, impressive double bedroom takes full advantage of the wonderful rural aspect/views from both the front and rear and has a pvc double glazed dormer window, a double glazed Velux window and a radiator.

En-Suite Shower Room

Fully tiled and attractively furbished with a three piece white suite, comprising a double size shower unit, a pedestal hand wash basin and a w.c. PVC double glazed, frosted glass window, chrome finish radiator/heated towel rail and downlights recessed into the ceiling.



Outside

Front

The former front garden has been altered to widen the driveway, which is tarmac covered, to provide additional off road parking space and there is a charging point for an electric car.

Attached Garage

23' 0" x 7' 9" (7.01m x 2.36m)  
The much larger than standard garage has pvc double doors at the front, with pvc double glazed window lights above, electric power and light, a cold water tap and plumbing for a washing machine. The garage houses the wall mounted gas condensing combination central heating boiler and there are pvc double glazed, frosted glass double doors at the back of the garage, which lead out to the rear patio and garden.

Rear

Without doubt, one of the most desirable assets of this stunning family home is the large, utterly delightful garden at the rear, which is on three levels, consisting of a secluded, enclosed stone flagged patio on the first level. A gate gives access from the patio to a few shallow steps leading up to the main part of the garden, which is mainly lawned with shrub borders. A feature stone pathway leads through the lawn to a few more shallow steps leading up to a good sized decked patio.

Directions

Proceed into Earby on the A56, via Thornton-in-Craven, on Skipton Road. Go past the Punch Bowl pub on the left and All Saints Church on the right, through the bend, then turn immediately left into School Lane. Carry on to the end of School Lane, over the small bridge and straight ahead at the mini roundabout into Water Street. At the point where Water Street forks off to the left (signposted for Red Lion Street) keep going straight on into Stoney Bank Road. Go past the left turnings into Long Green and Reeval Close and then turn next right into Springfield 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

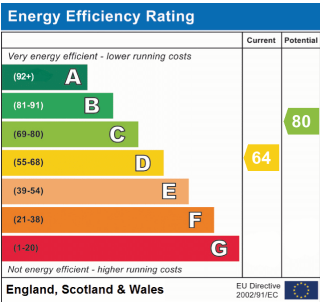
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

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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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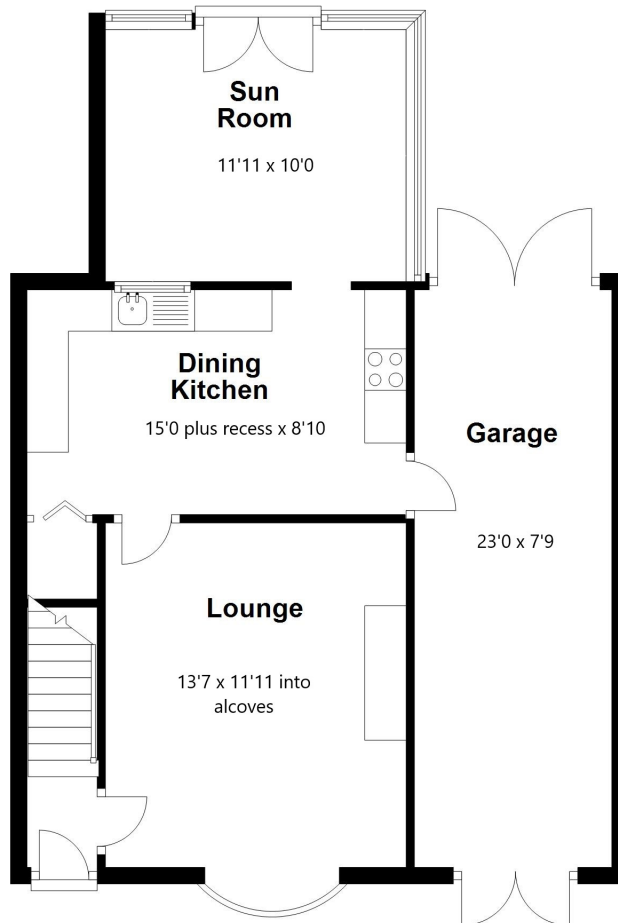




# FLOORPLAN

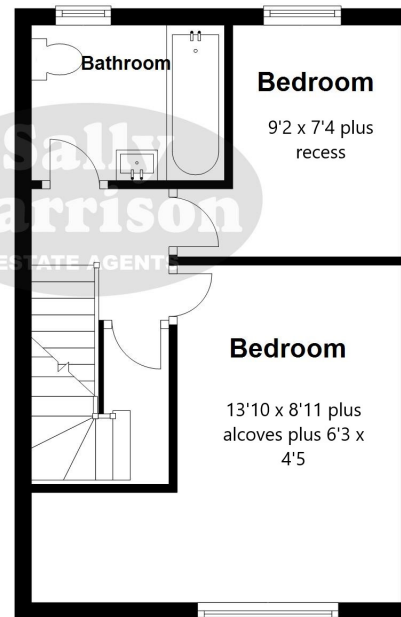
## Ground Floor

Approx. 60.8 sq. metres (654.6 sq. feet)



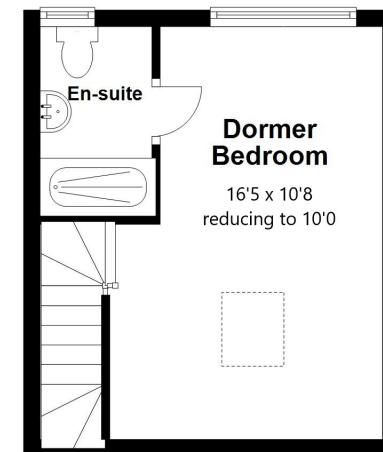
## First Floor

Approx. 31.3 sq. metres (336.4 sq. feet)



## Second Floor

Approx. 27.9 sq. metres (300.4 sq. feet)



Total area: approx. 120.0 sq. metres (1291.4 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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