







## PROPERTY DESCRIPTION

CHAIN FREE! This particularly alluring, stone built semi-detached cottage is located in a highly sought after area, off Ben Lane, in a small cul-de-sac of superior properties. Bursting with character and offering a whole host of desirable attributes and attractive features, including a very impressive ground floor extension at the rear, this delightful family dwelling is presented to a really high standard and specification, is stylishly and tastefully furnished throughout and must be viewed internally to be fully appreciated.

## FEATURES

- Superb Semi-Detached Cottage
- Highly Sought After Area off Ben Lane
- Secluded Cul-de-Sac Position
- Many Desirable & Attractive Attributes
- Entrance Porch & Lounge with Stove
- Impressive Living/Dining Rm & Kitchen
- GF WC & Internal Access to Garage
- 3 Beds - 2 with W'robes & 1 En-Suite
- Stunning, Fully Tiled 4 Pc Shower Rm
- Integral Garage, Drive & Front Garden
- PVC DG & GCH – New Boiler 2019
- Internal Viewing Essential to Apprec.





ROOM DESCRIPTIONS

Ground Floor

**Entrance Porch**  
Entrance door, two pvc double glazed windows and a glass internal door opening into the lounge.

**Lounge**  
19' 0" x 14' 10" reducing to 11' 8" (5.79m x 4.52m reducing to 3.56m)  
The spacious, extremely pleasant and inviting room features a stone fireplace, fitted with a multi-fuel stove, and has pvc double glazed windows in both the front and rear elevations, fitted with wooden shutters, allowing in plenty of natural light. Stairs to the first floor, with base cupboards and an attractive display shelving unit built in under the stairs, two radiators, beams to the ceiling and downlights recessed into the ceiling.

**Inner Hallway**  
Built-in cloaks cupboard, wall mounted display shelving, downlights recessed into the ceiling, radiator and a door giving internal access into the garage.

**Ground Floor WC**  
Fitted with a two piece white suite, comprising a w.c. and a wash hand basin. Downlights recessed into the ceiling and an extractor fan.

**Extended, Open Plan Breakfast Kitchen and Living/Dining Room**  
32' 6" x 10' 10" (9.91m x 3.30m)  
A particularly impressive and desirable asset of this delightful dwelling, providing a wonderful, large family space, ideal for modern day living.

**Breakfast Kitchen**  
16' 0" x 10' 10" (4.88m x 3.30m)  
The generously sized, stylishly furnished kitchen is well equipped with an extensive range of units and appliances, including cream units and drawers, wood finish laminate worktops, with matching upstands, a small breakfast bar area and a one and a half bowl sink, with a mixer tap. It also has two built-in electric ovens, a five ring gas hob, with a stainless steel extractor canopy over, an integral dishwasher and fridge freezer, plus housing units for a washing machine and tumble dryer. The kitchen is laid with good quality wood finish laminate flooring and has two pvc double glazed windows, fitted with wooden shutters, a double glazed Velux window, radiator and downlights recessed into the ceiling.

**Living/Dining Room**  
14' 3" x 10' 10" (4.34m x 3.30m)  
Without doubt, an extremely advantageous addition to this enticing abode, this substantial extension provides a superb second reception room and is laid with the same laminate flooring as the kitchen. It also has two remote controlled, double glazed Velux windows, fitted with blackout blinds, as well as two pvc double glazed windows, fitted with wooden shutters, two radiators and downlights recessed into the pitched ceiling.

First Floor

**Landing**  
PVC double glazed window, radiator, downlights recessed into the ceiling and access to the loft space.

**Bedroom One**  
13' 0" into recess x 10' 11" (3.96m into recess x 3.33m)  
This double room has a pvc double glazed window, radiator, downlights recessed into the ceiling and an exposed ceiling beam.

**Bedroom Two**  
9' 4" x 9' 1" to wardrobe fronts (2.84m x 2.77m to wardrobe fronts)  
This second double room has a built-in double wardrobe and matching shelved cupboard, incorporating drawers, a pvc double glazed window, downlights recessed into the ceiling and an exposed ceiling beam.

**En-Suite Shower Room**  
Fully tiled and fitted with a two piece white suite, comprising a shower cubicle and a wash hand basin, set on a tiled vanity unit, with shelving to one side and a mirror above. Downlights recessed into the ceiling and an exposed ceiling beam.

**Bedroom Three**  
12' 11" to wardrobe fronts x 6' 10" reducing to 4' 6" (3.94m to wardrobe fronts x 2.08m reducing to 1.37m)  
A third decent sized room, which has two pvc double glazed windows, a radiator, a built-in wardrobe and a shelved cupboard, with drawers below, downlights recessed into the ceiling and an exposed ceiling beam.

**Shower Room**  
10' 6" x 7' 8" (3.20m x 2.34m)  
Another exceptional feature of this stunning home, the luxuriously appointed, fully tiled shower room is beautifully furnished with a quality four piece white suite, comprising a double size, walk-in shower, a w.c. and twin wash hand basins, set into a vanity unit with cupboards and shelving below, illuminated mirrors above each basin and a tall, matching cabinet to one side. The floor of the room is tiled and it has a pvc double glazed Velux window, a radiator/heated towel rail, a second radiator and downlights recessed into the ceiling. There is also useful under-eaves storage space, which also houses the gas condensing combination central heating boiler, which was newly installed in 2019.

Outside

**Front**  
A cobbled and stone flagged driveway in front of the garage provides off road parking space and there is also a lawned garden, with a border in which shrubs and flowers are planted, surrounded by a dry stone wall and a crazy paved patio directly in front of the house. External lighting and a cold water tap.

**Garage**  
16' 2" into recess x 11' 11" (4.93m into recess x 3.63m)  
The larger than average integral garage has double timber doors, a radiator and electric power and light.

**Directions**  
Proceed from our office on Church Street into Skipton Road. Go past the Holy Trinity Church set up on the left, then, at the T junction, turn left and then turn right at the mini roundabout, continuing on Skipton Road. Carry on this road, past Rolls Royce, up the hill and over the canal bridge. Take the third right turning (on the sweeping left hand bend) into Ben Lane.

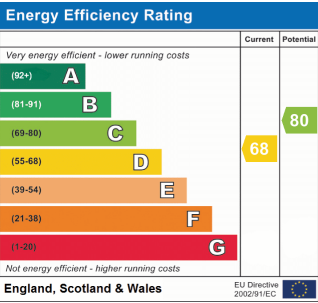
**Viewings**  
Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

**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.

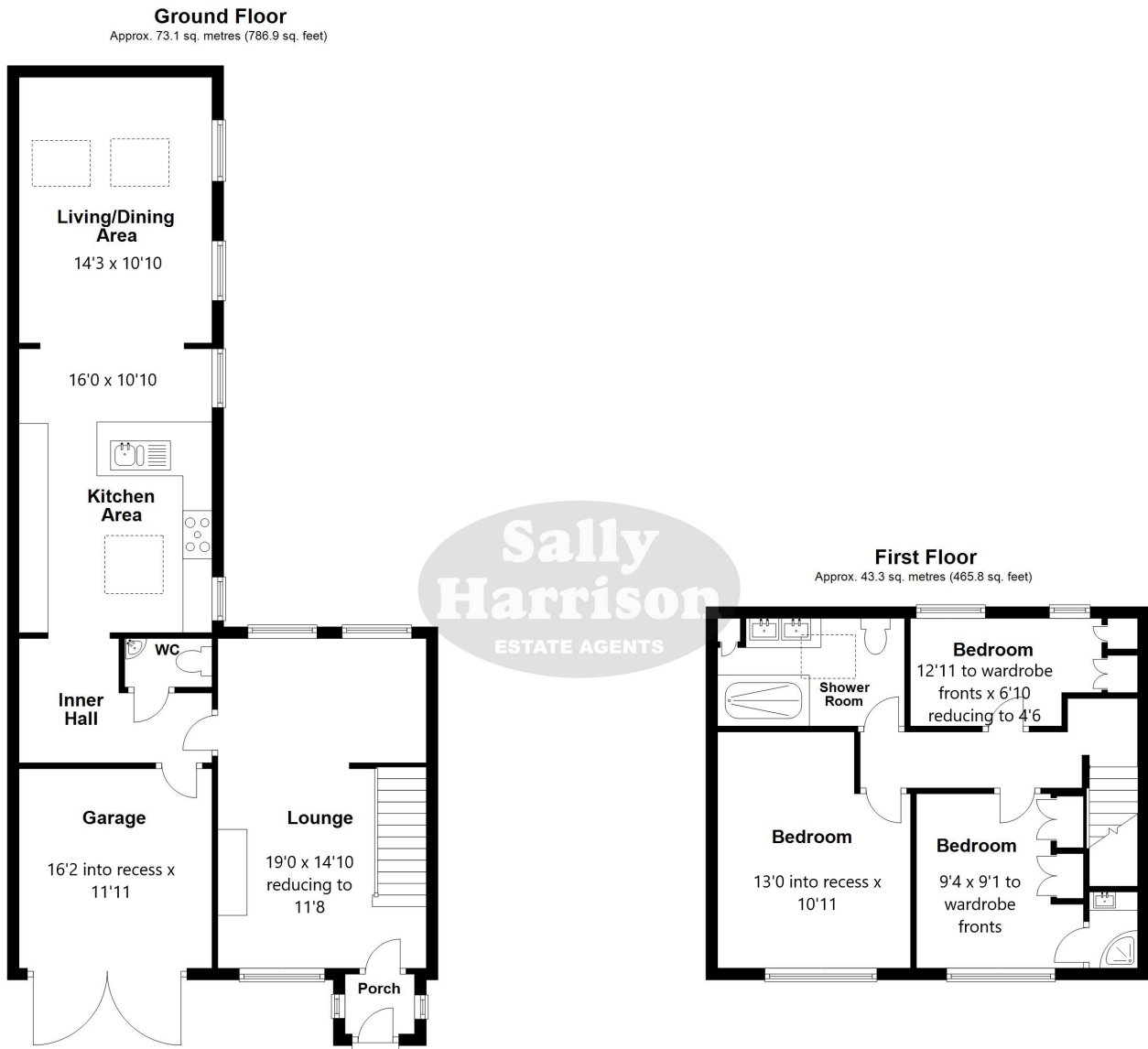
**House to Sell?**  
For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

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FLOORPLAN



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.

