





PROPERTY DESCRIPTION

Well presented and stylishly furnished, this delightful mid terraced house is centrally located and would be absolutely perfect for first time buyers and also ideal for buyers looking to be situated just a short level walk from the town centre shops, cafes and other amenities. Early viewing is strongly recommended on this appealing home, which has the advantage of a re-roof, carried out in April 2024, provides nicely proportioned living space and has the benefit of pvc double glazing and gas central heating.

The accommodation offered by this beautiful abode briefly comprises an entrance vestibule, a pleasant sitting room, featuring a carved painted fireplace and living flame gas fire and a nice sized kitchen, attractively fitted with white units and drawers, a built-in electric oven and hob and an integral washing machine. There are two good sized bedrooms, the larger of the two has a good range of built-in furniture, including wardrobes, drawers, cupboards, bedside cabinets and overbed storage cupboards and the bathroom is tastefully fitted with a modern three piece white suite, with a shower over the bath. The charming, enclosed yard at the rear is laid with artificial grass, and there is a timber shed. NO CHAIN INVOLVED.

FEATURES

- Delightful Mid Terraced House
- Central Loc – Close to Shops & Amenities
- Well Presented & Stylishly Furnished
- Ent. Vestibule & Pleasant Sitting Rm
- Attractive Ftd Kit inc. Oven, Hob & Washer
- 2 Decent Bedrms – 1 with Built-in Furniture
- Tasteful Bathroom - Shower over Bath
- PVC Dble Glazing & Gas Central Heating
- Charming Yard with Timber Shed
- Ideal for a First Time Buyers - No Chain





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

PVC double glazed entrance door, with a window light above. Wall light points and part glazed internal door opening into the sitting room.

Sitting Room

14' 11" x 13' 9" into alcoves (4.55m x 4.19m into alcoves)

This pleasant room has a painted, carved fireplace, with a marble inset and hearth, fitted with a living flame gas fire, a pvc double glazed window, radiator, wall light point and coved ceiling.

Kitchen

10' 2" plus recess x 7' 7" (3.10m plus recess x 2.31m)

A particularly pleasing feature of this lovely home, the kitchen is fitted with attractive white units and drawers, laminate worktops, with co-ordinating splash-backs, and a one and a half bowl sink, with a mixer tap. It has a built-in electric double oven, an electric hob, with an extractor hood over, and an integral washing machine. Open staircase to the first floor, plinth heater, pvc double glazed windows and a pvc double glazed, frost glass external door.

First Floor

Landing

Access to the loft space.

Bedroom One

11' 7" into bed recess x 9' 0" to wardrobe fronts, plus recess (3.53m into bed recess x 2.74m to wardrobe fronts, plus recess)

This double room is fitted with an extensive range of furniture, including wardrobes, drawers, cupboards, bedside cabinets, with display shelving above, and over-bed storage cupboards. PVC double glazed window and radiator.

Bedroom Two

11' 2" x 6' 5" into recess (3.40m x 1.96m into recess)

This large single or small double room has a pvc double glazed window, radiator and built-in storage cupboards.

Bathroom

Tastefully furnished and fitted with a modern three piece white suite, comprising a bath, with a shower over, ceiling height tiled splashback and glazed shower screen, a w.c. and a pedestal wash hand basin, with a tiled splashback and vanity mirror above. Chrome finish radiator/heated towel rail, extractor fan and pvc double glazed, frosted glass window.



Outside

Rear

Another very pleasing feature, the enclosed yard/patio is laid with artificial grass and has a timber shed and cold water tap.

Directions

Proceed into Earby on the A56, via Thornton-in-Craven, along Skipton Road. Go past the Punch Bowl pub on the left and All Saints Church on the right, then immediately through the 'S' bend turn left into School Lane. Carry on to the end of School Lane, go over the small bridge into Water Street, then, at the mini roundabout, turn first left into Shuttleworth Street.

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

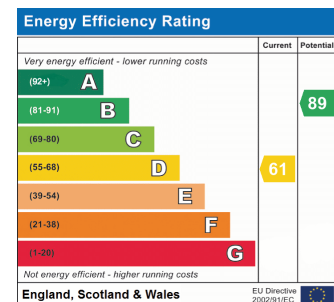
Fixtures & Fittings – All fixtures and fittings mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

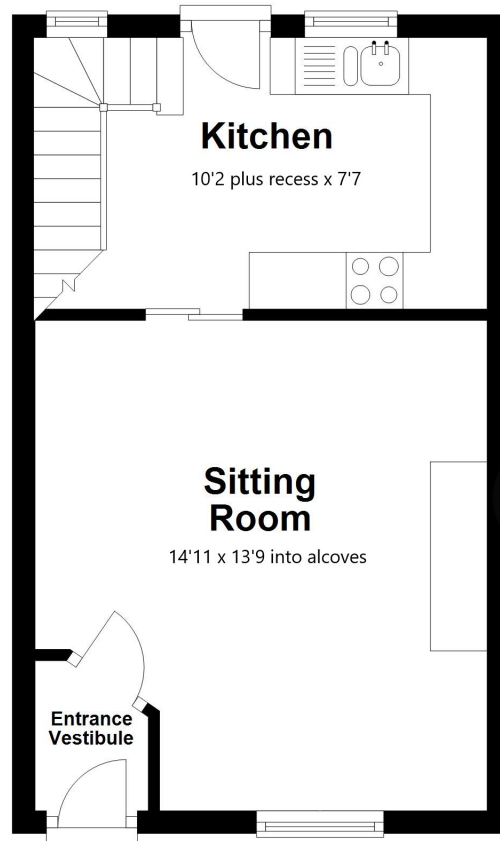
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FLOORPLAN

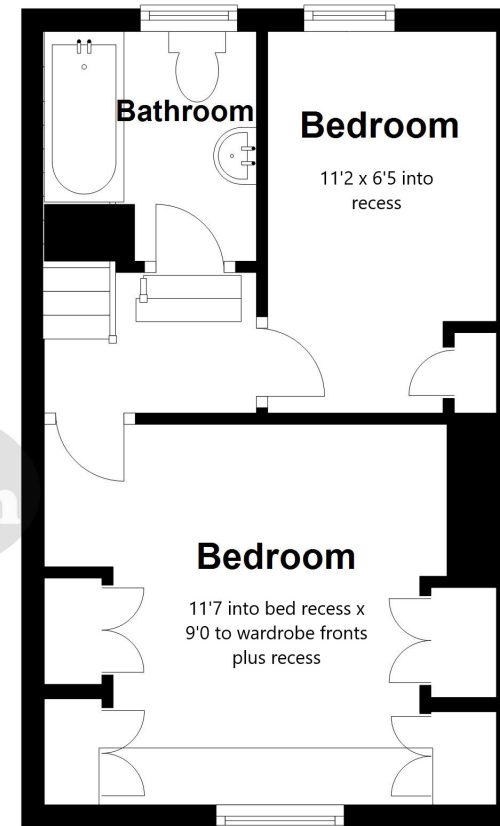
Ground Floor

Approx. 27.1 sq. metres (291.3 sq. feet)



First Floor

Approx. 27.2 sq. metres (292.3 sq. feet)



Total area: approx. 54.2 sq. metres (583.6 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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