





PROPERTY DESCRIPTION

THREE DOUBLE BEDROOMS - Perfect for a young family, first time buyers or a speculator looking for a buy to let investment, this charming end terrace house offers nicely proportioned living space and is conveniently situated just a short walk from various amenities, including a children's nursery, a primary school, Victory Park, public transport, and the parade of shops on Gisburn Road. The property affords many pleasing attributes and is strongly recommended for an early viewing.

Complemented by pvc double glazing and gas central heating, the accommodation briefly comprises a sitting room, which is laid with wood finish laminate flooring and has a fireplace fitted with an electric stove and a good sized dining kitchen which has modern wood finish units, incorporating a built-in electric oven and hob, with a stainless-steel extractor canopy over.

On the first floor are two spacious bedrooms and there is a fully tiled bathroom, fitted with a three-piece white suite with an electric shower over the bath. The converted loft space provides a superb third double bedroom.

At the rear is an enclosed yard with two useful outbuildings providing excellent storage space. No chain involved.

FEATURES

- Appealing End Terraced House
- Short Walk from Victory Park & Shops
- Nicely Proportioned Living Space
- Ideal for FTB's or a Young Family
- Sitting Rm with Fireplace & Electric Stove
- Good Sized Dining Kitchen inc. Oven & Hob
- 3 Double Bedrooms inc. Superb Attic
- Fully Tiled Bathrm – Shower Over Bath
- Enclosed Rear Yard with Outbuildings
- PVC DG & Gas CH – NO CHAIN





ROOM DESCRIPTIONS

Ground Floor

Entrance

PVC double glazed, frosted glass entrance door, with a window light above, opening into the sitting room.

Sitting Room

12' 10" plus alcoves x 10' 1" plus recesses (3.91m plus alcoves x 3.07m plus recesses)
Laid with wood finish laminate flooring, the sitting room has a fireplace, fitted with an electric stove, a pvc double glazed window and a radiator.

Small Inner Hallway

Stairs to the first floor.

Dining Kitchen

13' 10" x 10' 1" plus recesses (4.22m x 3.07m plus recesses)
The good sized, light and airy kitchen is fitted with modern wood finish units, laminate worktops, with tiled splashbacks, and a one and a half bowl sink, with a mixer tap. It also has a built-in electric oven, a gas hob, with a stainless steel extractor canopy over, two pvc double glazed windows, a radiator, under-stairs storage area and a pvc double glazed external door. The gas combination central heating boiler is concealed in a wall unit.

First Floor

Landing

Enclosed stairs to the second floor.

Bedroom One

14' 3" into alcoves x 10' 3" (4.34m into alcoves x 3.12m)
This double room has two pvc double glazed windows, a radiator and an under-stairs storage area.

Bedroom Two

10' 8" into recess x 8' 3" (3.25m into recess x 2.51m)
The second bedroom is also a good size and has a pvc double glazed window and a radiator.

Bathroom

7' 9" x 5' 4" (2.36m x 1.63m)
Fully tiled and fitted with a three piece white suite, comprising a bath, with an electric shower over, a pedestal wash hand basin and a w.c., the bathroom also has a pvc double glazed, frosted glass window, a chrome finish radiator/heated towel rail and tiled floor.

Second Floor

Bedroom Three/Attic

16' 9" less central stairwell x 12' 8" plus recesses (5.11m less central stairwell x 3.86m plus recesses)
A fabulous third bedroom, with a pvc double glazed dormer window and a radiator.

Outside

Rear

Enclosed yard, with two outbuildings.

Directions

From our office on Church Street, proceed into Skipton Road. Go past the Holy Trinity Church set up on the left, turn left at the 'T' junction and go straight ahead at the mini roundabout into Gisburn Road. After the first parade of shops on the left, turn right immediately before St Joseph's Church into Gisburn Street, then turn third left off Gisburn Street into Colin 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

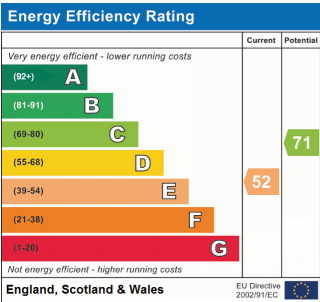
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

28K25TT



FLOORPLAN

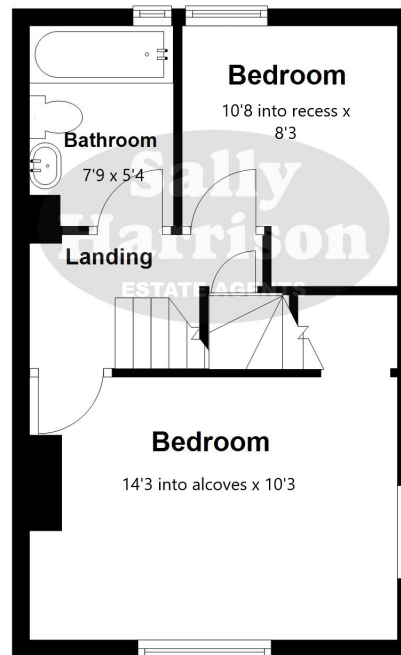
Ground Floor

Approx. 34.5 sq. metres (371.1 sq. feet)



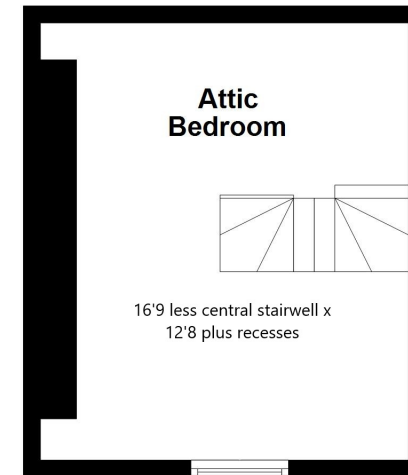
First Floor

Approx. 31.2 sq. metres (336.3 sq. feet)



Second Floor

Approx. 21.7 sq. metres (233.1 sq. feet)



Total area: approx. 87.4 sq. metres (940.4 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 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.