





PROPERTY DESCRIPTION

Located in a popular residential area, conveniently situated for access to Victory Park, Aldi Supermarket and the row of shops on Gisburn Road, this charming mid terraced house provides nicely proportioned, well presented living space, which would be ideal for a wide range of prospective buyers, particularly those looking to acquire their first home or as a buy to let investment for a speculator.

Benefiting from pvc double glazing and gas central heating, the accommodation briefly comprises a pleasant sitting room, laid with attractive wood finish laminate flooring and a good sized kitchen, which allows ample room for a dining table and is fitted with white units and a built-in electric oven and hob with a stainless steel extractor canopy over. The two first floor bedrooms are both a decent size, the larger of the two has an over-stairs cupboard/wardrobe, and there is a bathroom, fitted with a three piece white suite, with a shower over the bath. Enclosed yard at the rear. NO CHAIN INVOLVED.

FEATURES

- Appealing Mid Terraced House
- Nicely Proportioned & Well Presented
- Short Walk from Shops & Victory Park
- Near Children's Nursery & Primary Sch'l
- Sitting Rm with Laminate Flooring
- Spacious, Ftd Dining Kit inc. Oven & Hob
- 2 Bedrms - 1 with Walk-in Cupb'd/W'robe
- White 3 Pc Bathrm - Shower over Bath
- PVC DG & Gas CH – Early Viewing Rec.
- Ideal for FTB's or Rental Investors





ROOM DESCRIPTIONS

Ground Floor

Entrance

PVC double glazed, frosted glass entrance door, with a pvc double glazed, frosted glass window light above.

Sitting Room

12' 1" plus alcoves x 8' 10" plus recess (3.68m plus alcoves x 2.69m plus recess)

This pleasant room has a large pvc double glazed window, a radiator, television aerial point and wood finish laminate flooring.

Small Inner Hallway

Stairs leading to the first floor.

Dining Kitchen

13' 3" into alcoves x 11' 2" (4.04m into alcoves x 3.40m)

Allowing ample space for a dining table, the good sized kitchen is fitted with white units and drawers, laminate worktops, tiled splashbacks and a single drainer sink, with a mixer tap. It also has a built-in electric oven and ceramic electric hob, with a stainless steel canopy over, plumbing for a washing machine and houses the wall mounted gas condensing combination central heating boiler. There is a useful under-stairs storage cupboard, which has fitted shelves and an electric light, a pvc double glazed window, radiator, wood finish laminate flooring and a pvc double glazed, frosted glass external door, with a pvc double glazed window light above.

First Floor

Landing

Spindled balustrade and access to the loft space.

Bedroom One

13' 4" into alcoves x 9' 0" (4.06m into alcoves x 2.74m)

This decent sized double room has a pvc double glazed window, television aerial point, a radiator and a walk-in over-stairs wardrobe which has a hanging rail, fitted shelves and an electric light.

Bedroom Two

11' 3" x 7' 1" (3.43m x 2.16m)

Providing a small double or large single room, with a pvc double glazed window and radiator.

Bathroom

Fitted with a three piece white suite, comprising a bath, with a shower over and ceiling height tiled splashback, as well as a w.c. and a pedestal wash hand basin, both with tiling on the wall behind. PVC double glazed, frosted glass window and a radiator.

Outside

Rear

Enclosed, paved yard, with an external light.

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

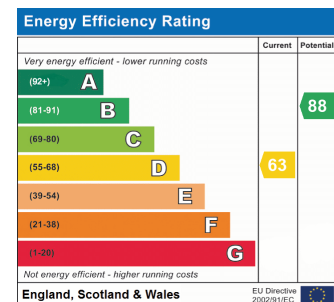
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

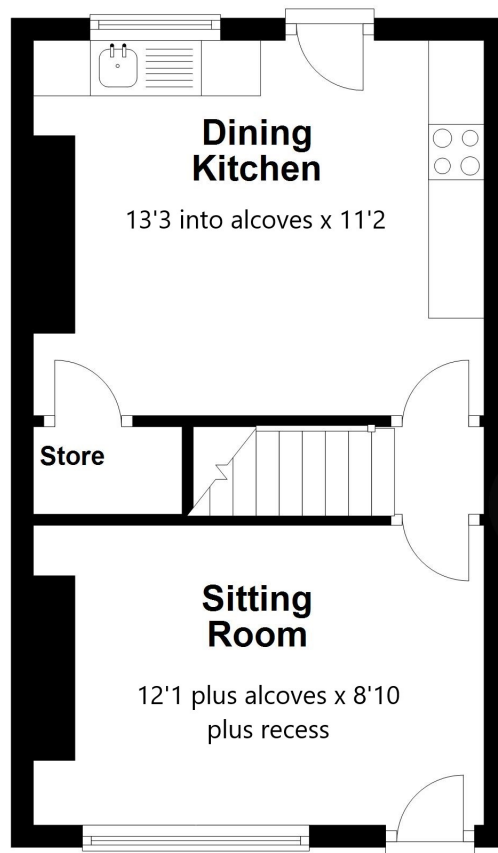
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FLOORPLAN

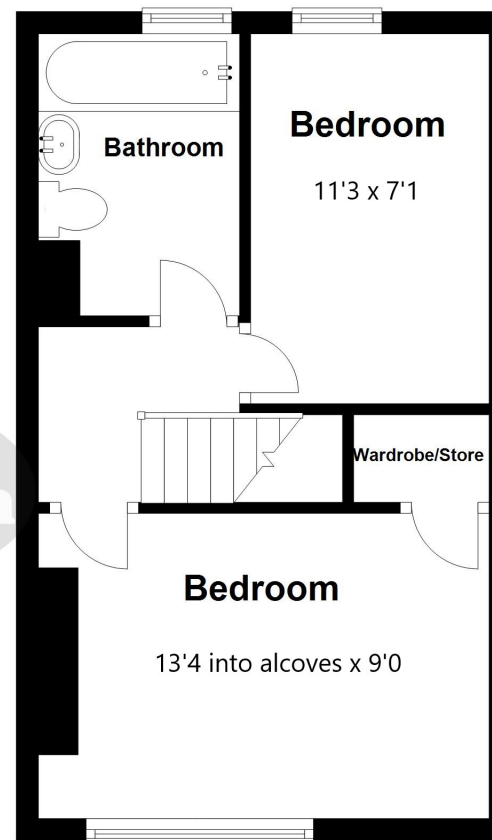
Ground Floor

Approx. 28.7 sq. metres (308.9 sq. feet)



First Floor

Approx. 28.9 sq. metres (311.1 sq. feet)



Total area: approx. 57.6 sq. metres (620.0 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.

