







## PROPERTY DESCRIPTION

Situated in a much sought after cul-de-sac position, this modern semi-detached house is part of a small and very appealing development built by Gleeson Homes in 1999/2000. A perfect home for first time buyers or for buyers looking to downsize from something bigger, whilst still retaining a garden, garage and drive, this charming abode is conveniently located just a short walk from Victory Park, the parade of shops on Gisburn Road, two primary schools and a children's nursery. Tidily presented and maintained, this lovely dwelling requires some modernising and updating, allowance for which is reflected in the reasonable asking price and is highly recommended for internal viewing.

Benefiting from pvc double glazing and gas central heating, the accommodation briefly comprises an entrance hallway with a ground floor w.c., a pleasant through lounge and dining room, with a stained wood fireplace, a living flame gas fire and an open staircase in the lounge and a sliding patio door in the dining room which opens onto the garden at the rear. The kitchen is fitted with 'Limed Oak' fronted units, a built-in electric oven and a gas hob, there are three first floor bedrooms, the primary bedroom having a built-in double wardrobe and an en-suite shower room, and there is a house bathroom, which has a three piece white suite.

The single garage has a remote controlled door with a tarmac covered drive in front providing parking for two or three cars, and at the rear of the house is an enclosed garden, which has been mainly paved for easier maintenance and has a raised rockery garden. NO CHAIN INVOLVED.

## FEATURES

- Charming Semi-Detached House
- Desirable Cul-de-Sac Location
- Tidily Presented & Maintained
- Ent. Hallway & Ground Floor W.C.
- Pleasant Thro' Lounge & Dining Rm
- Fitted Kitchen with Oven/Hob
- 3 Bedrms - 1 with En-Suite Shwr Rm
- Garage with Remote Controlled Door
- Drive & Garden/Patio at the Rear
- PVC Double Glazing & Gas CH
- Ideal for FTB's or Young Family
- Vwg Essential to Apprec. - No Chain





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

Double glazed composite entrance door. Radiator and internal door opening into the through lounge and dining room.

#### Ground Floor W.C

Fitted with a two piece white suite, comprising a w.c. and a pedestal wash hand basin. PVC double glazed, frosted glass window and a radiator.

#### Through Lounge & Dining Room

##### Lounge

14' 8" into recess x 13' 7" into alcoves (4.47m into recess x 4.14m into alcoves)

This spacious, very light and airy room features a stained wood fireplace, with a marble inset and hearth, fitted with a living flame gas fire, and an open staircase to the first floor with a spindled balustrade. It also has a pvc double glazed window and a radiator.

##### Dining Room

9' 0" plus recess x 8' 0" (2.74m plus recess x 2.44m)

PVC double glazed sliding patio door, leading out to the garden at the rear, and a radiator.

##### Kitchen

9' 3" x 7' 10" plus recess (2.82m x 2.39m plus recess)

The kitchen is fitted with 'limed oak' fronted 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 and a gas hob, with an extractor hood over, plumbing for a washing machine, a pvc double glazed window, an under-stairs storage cupboard, housing the gas condensing combination central heating boiler and a double glazed composite external door.

### First Floor

#### Landing

PVC double glazed window, radiator, built-in airing cupboard, fitted with radiator, and access, via a folding wooden ladder, to the partly boarded loft space.

#### Bedroom One

10' 0" x 9' 8" (3.05m x 2.95m)

Enjoying lovely far reaching views from the front, this double room has a built-in double wardrobe, a radiator and a pvc double glazed window.

#### En-Suite Shower Room

Fitted with a three piece suite, comprising a fully tiled shower cubicle, a w.c. and a pedestal wash hand basin. Radiator.

#### Bedroom Two

9' 2" x 8' 11" plus recess (2.79m x 2.72m plus recess)

This second double room has a pvc double glazed window and a radiator.

#### Bedroom Three

6' 7" to bulk head of stairs, plus recess x 6' 4" (2.01m to bulk head of stairs, plus recess x 1.93m)

Also having the benefit of long distance views, this single room has a pvc double glazed window and a radiator.

#### Bathroom

Fitted with a three piece white suite, comprising a bath, a pedestal wash hand basin and a w.c., all with tiled splashbacks. PVC double glazed, frosted glass window and a radiator.

### Outside

#### Front

The area to the front of the house is split level, with a garden/rockery on the lower level and paved steps, with a wrought iron balustrade, leading up to a paved patio/forecourt. There is a canopy, providing shelter over the front entrance door, with an external light, and a path leading down the side of the house to the rear.

#### Garage & Parking

17' 6" x 8' 4" (5.33m x 2.54m)

Located to the left of the property, in front of number 11 Chapman Court (the house attached to number 15) and attached to the garage for that property, the single garage has a remote controlled up and over door, electric power and light and overhead storage space. There is tarmac covered driveway in front of the garage providing tandem off road parking for two to three cars.

### Rear

A delightful attribute of this most appealing home, the garden is mainly paved for easier maintenance, with a rockery/garden bed, which is stocked with a variety of mature shrubs and conifers. Cold water tap.

### Directions

Proceed from our office on Church Street into Skipton Road. Go past the Holy Trinity Church set up on the left, then turn left at the T junction and go straight ahead at the mini roundabout into Gisburn Road. Go past the first parade of shops on the left, then turn right, opposite Browns Butchers in the second parade of shops on the left into Edmondson Street. Continue right to the bottom of Edmondson Street and then turn left into Chapman Court.

### 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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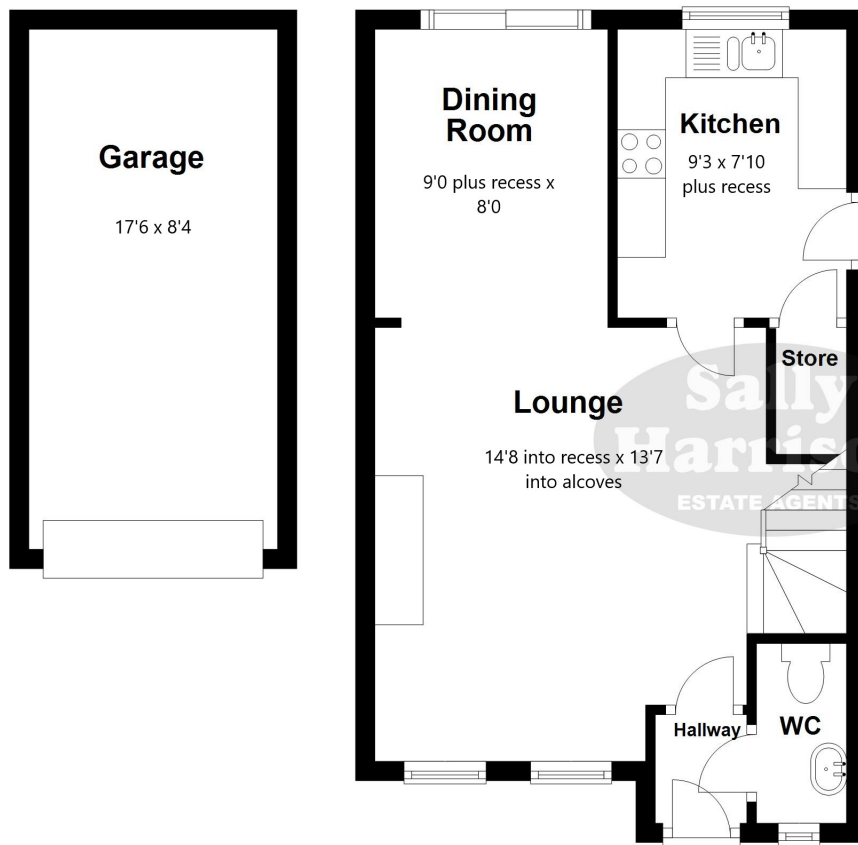
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC



# FLOORPLAN

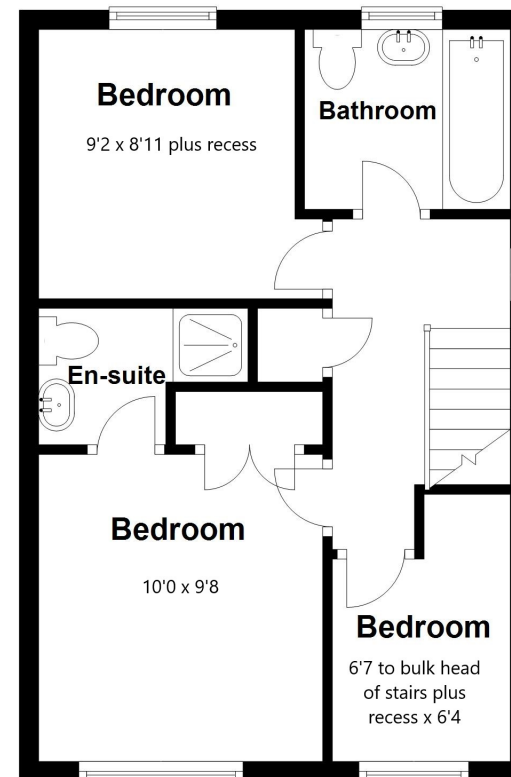
## Ground Floor

Approx. 52.2 sq. metres (561.4 sq. feet)



## First Floor

Approx. 37.0 sq. metres (398.5 sq. feet)



Total area: approx. 89.2 sq. metres (959.8 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.

