





PROPERTY DESCRIPTION

This charming, garden fronted mid terraced house is situated in a pleasant traffic free location and is conveniently situated for access to the town centre shops, cafes and other amenities. Providing well presented, nicely proportioned living space, this delightful home would be absolutely ideal for first time buyers or for buyers looking to downsize and an early viewing is strongly recommended.

Having the benefit of pvc double glazing and gas central heating, the accommodation briefly comprises an entrance porch and a spacious living room, which has a stained wood floor and a fireplace recessed into the rustic chimney breast, fitted with a multi fuel stove. The kitchen has a stone floor and is attractively fitted with modern units, an electric oven and a gas hob and there is a useful utility room. There are two first floor bedrooms, one large double and a single, which has the advantage of an open aspect/views at the rear, and a bathroom, fitted with a three piece white suite, with a shower over the bath.

The enclosed yard at the rear has a timber shed, and a very desirable feature of this appealing home is the paved patio/garden at the front, which could be opened up to provide off road parking space, subject to local authority planning permission. NO CHAIN INVOLVED.

FEATURES

- Charming Garden Fronted Mid Terr Hse
- Pleasant Traffic Free Location
- Convenient for Access to Town Centre
- Well Presented Living Space
- Ent Porch & Spacious Lounge with Stove
- Attractive Ftd Kitchen inc. Oven & Hob
- Utility Rm, 2 FF Bedrms - 1 Dble & 1 Single
- 3 Pc Bathrm - White Suite & Shwr over Bath
- Delightful Front Patio/Grdn & Rear Yard
- PVC DG & GCH - Ideal Starter Home for FTB's





ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

Part glazed, wood entrance door. Single glazed windows, tiled floor and part glazed internal door opening into the living room.

Living Room

14' 1" x 11' 11" plus alcoves (4.29m x 3.63m plus alcoves)
This spacious and appealing room features an exposed red brick chimney breast, with a fireplace recessed into it, fitted with a multi-fuel stove that is set on a raised stone hearth. It also has a stained wood floor, a radiator and pvc double glazed window.

Kitchen

13' 0" into the under-stairs recess x 8' 0" (3.96m into the under-stairs recess x 2.44m)
The kitchen is attractively furnished and fitted with modern units, wood finish laminate worktops and a one and a half bowl ceramic sink. It also has a built-in electric oven and a gas hob, with an extractor hood over, an open staircase to the first floor, with space underneath for a small breakfast table, a radiator and pvc double glazed window. The floor is laid with stone flags and there is a frosted glass window at the foot of the stairs and part glazed door opening into the utility room.

Utility Room

6' 2" plus recess x 4' 3" (1.88m plus recess x 1.30m)
A useful attribute, the utility room has plumbing for a washing machine, a pvc double glazed window, stone flagged floor and a pvc double glazed, frosted glass external door.

First Floor

Landing

Radiator and access to the loft space.

Bedroom One

13' 2" into recess x 11' 10" (4.01m into recess x 3.61m)
This generously proportioned double room has a pvc double glazed window, radiator and a stained wood floor.

Bedroom Two

10' 4" x 5' 5" plus recess (3.15m x 1.65m plus recess)
This single room has a radiator and a pvc double glazed window, with an open aspect/views.

Bathroom

Fitted with a three piece white suite, comprising a bath, with a shower over and tiled splashback, a pedestal wash hand basin and a w.c. Tiled floor, pvc double glazed, frosted glass window and a radiator.

Outside

Front

A nice size, the charming, paved patio/forecourt has a garden border and could be opened up to create off road parking (subject to Local Authority



Planning Permission) as other properties in the row have already done.

Rear

Enclosed, paved yard with a timber shed.

Directions

Proceed from our office on Church Street into Skipton Road. Go past the Holy Trinity Church set up on the left, turn left at the T junction and then go right at the mini roundabout, continuing on Skipton Road. Take the third right turning off Skipton Road into Lower East Avenue, then turn first left into North Parade and then first right into South Avenue.

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

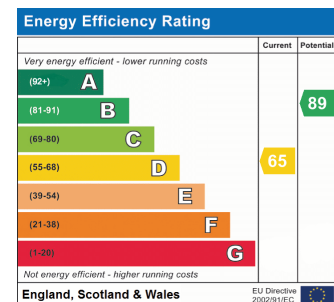
Fixtures & Fittings - All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

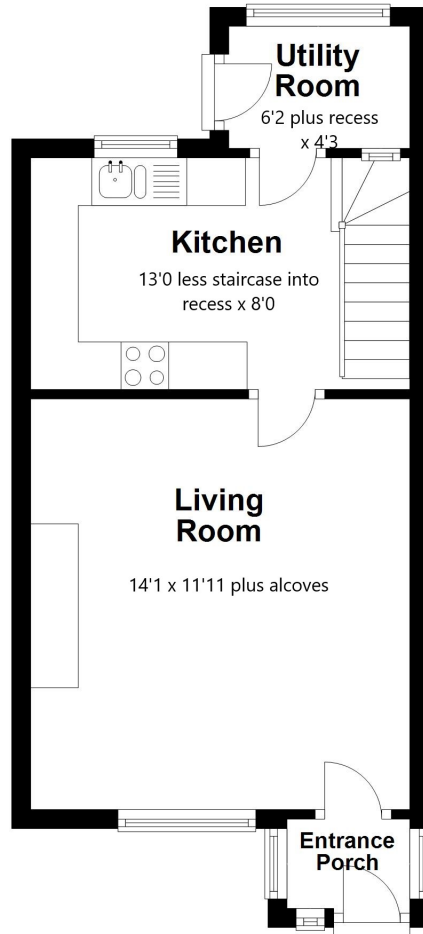
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FLOORPLAN

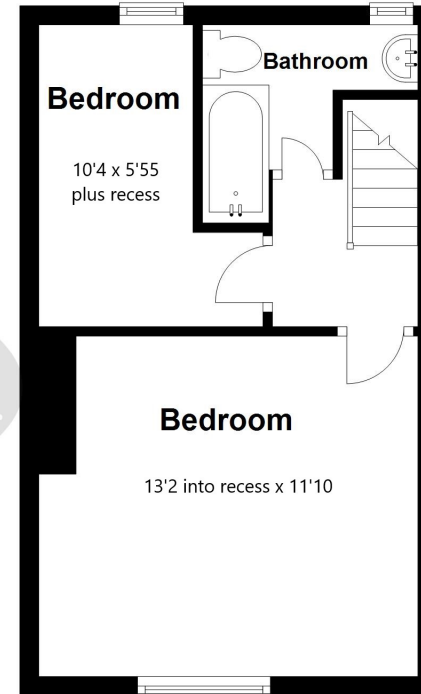
Ground Floor

Approx. 31.3 sq. metres (337.0 sq. feet)



First Floor

Approx. 27.3 sq. metres (294.2 sq. feet)



Total area: approx. 58.6 sq. metres (631.3 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.

