





PROPERTY DESCRIPTION

Immaculately and tastefully presented, this substantial, bay fronted, mid terraced house provides very generously proportioned living space, perfect for a larger family, and early viewing is highly recommended to appreciate all that this lovely home has to offer. Having the advantage of an attached garage, which is currently being utilised as a workshop, this extremely appealing abode is situated in a popular location, close to the town centre shops, cafés and other facilities and is also within comfortable walking distance of a children's nursery, the C of E Primary School, West Craven High School and the Sports Centre.

FEATURES

- Superior Bay & Garden Fronted Terr Hse
- Immaculately & Beautifully Presented
- Great Family Home - Very Spacious Accom.
- Near Town Centre Amenities & Schools
- Hall, Lounge with Fireplace & Gas Stove
- Living/Din Rm - Superb F'place with Stove
- Stylish Ftd Kit inc. Appl'ces & Useful Cellar
- 3 FF Bedrooms & Large 4th Attic Bedroom
- Stunning, Fully Tiled 4 Pc Bathroom
- Attached Garage/Workshop, DG & GCH
- Attractive Stone Flagged Yard
- Internal Viewing Highly Recommended





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Wood entrance door, with a frosted glass window light above. The inviting hall has ornate ceiling coving, a radiator and stairs leading to the first floor.

Through Lounge & Dining Room

Lounge

13' 1" into alcoves x 12' 2" plus bay (3.99m into alcoves x 3.71m plus bay)

This delightful room features a fireplace, recessed into the chimney breast, with a stone lintel above and concealed lighting, fitted with a gas stove, set on a stone hearth. It also has a double glazed bay window, radiator, coved ceiling and wall light points.

Dining Room

15' 0" plus recesses x 13' 10" into alcoves and recess (4.57m plus recesses x 4.22m into alcoves and recess)

This fabulous, spacious second reception room has a double glazed window and a radiator and also features an impressive fireplace, with a stone lintel above and concealed lighting, fitted with a gas stove, set on a stone hearth, .

Kitchen

10' 8" x 7' 7" plus recess (3.25m x 2.31m plus recess)

The nice sized kitchen is stylishly furnished with modern light grey units, co-ordinating laminate worktops, with matching splashbacks, and a one and a half bowl sink, with a mixer tap. It has a built-in electric double oven/grill, a combination microwave, a five ring gas hob, with an extractor canopy over, and integral fridge and washing machine. PVC double glazed window, wood effect laminate flooring, frosted glass external door, downlights recessed into the pvc lined ceiling and concealed lighting under the wall units. There is also an understairs storage cupboard/pantry which has fitted shelves, an electric light and a trap door, which lifts up to give access to the stairs leading down to the cellar.

Cellar

13' 9" plus recess x 7' 0" (4.19m plus recess x 2.13m)

An extremely useful attribute, the cellar has an electric light and provides excellent storage space.

First Floor

Landing

Spindled balustrade, ceiling skylight, built-in storage cupboard, with an electric light, and enclosed staircase leading to the second floor.

Bedroom One

13' 8" x 9' 10" to wardrobe fronts (4.17m x 3.00m to wardrobe fronts)

This good sized double room has built-in wardrobes, with storage cupboards above, a double glazed window and radiator.

Bedroom Two

13' 9" x 10' 5" into alcoves (4.19m x 3.17m into alcoves)

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

Bedroom Three

9' 9" x 6' 4" (2.97m x 1.93m)

Double glazed window and radiator.

Bathroom

9' 11" plus recess x 7' 5" (3.02m plus recess x 2.26m)

The much larger than average, beautifully furnished bathroom is yet another fabulous feature of this wonderful family home. It is fully tiled and fitted with a superior quality four piece white suite, comprising a freestanding bath, with a central mixer tap and attached shower, a separate shower cubicle, a w.c. and a wash hand basin, with a cabinet below. Hardwood double glazed window, contemporary upright radiator and downlights recessed into the ceiling.



Second Floor

Attic/Bedroom Four

15' 11" less stairwell x 14' 6" into recess with restricted headroom (4.85m less stairwell x 4.42m into recess with restricted headroom)

This fantastic double bedroom, has a spindled balustrade, double glazed Velux window, radiator and under-eaves storage space, which is boarded, has electric power and light and houses the gas condensing combination central heating boiler.

Outside

Front

Paved and garden forecourt, with a number of shrubs.

Rear

The charming, enclosed yard/patio is, as with the interior of the house, immaculate and is laid with attractive Indian stone flags and has a raised garden bed and external light.

Garage

15' 3" x 7' 9" plus recess (4.65m x 2.36m plus recess)

Attached to the rear of the house, the garage is currently used as a workshop and has shelving in front of the up and over door, but this could easily be removed if vehicular access into it is required. PVC double glazed, frosted glass window, electric power and light, cold water tap and a pvc personal door, giving access into and from the patio/yard.

Directions

Proceed from our office on Church Street into Station Road. At the crossroads, turn right into Fernlea Avenue and continue to the traffic lights. Turn right immediately through the lights into Rainhall Road, then first left into Mosley 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.

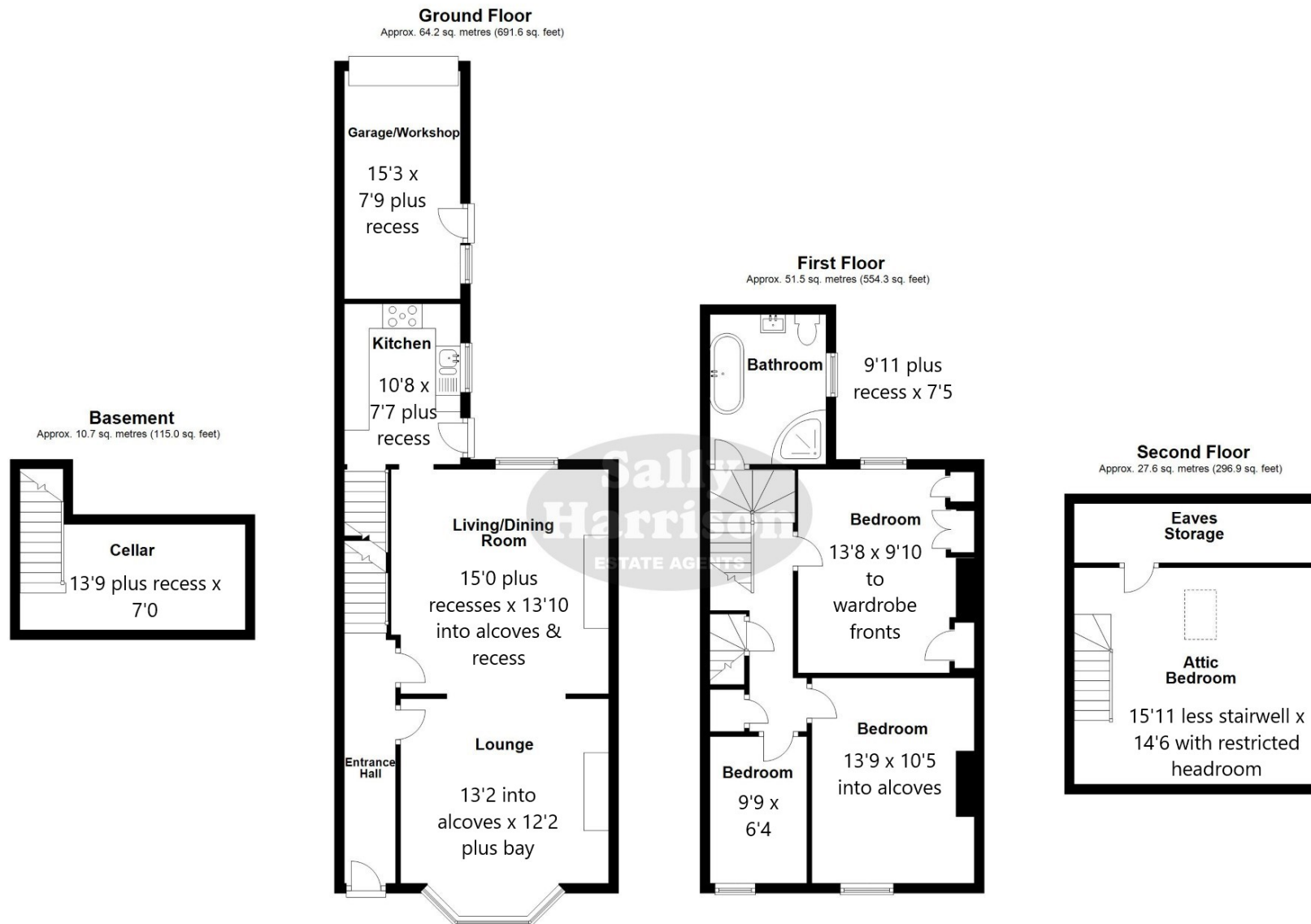
House to Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

08J24TT/19K24TT

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN



Total area: approx. 154.0 sq. metres (1657.7 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.

