





PROPERTY DESCRIPTION

Located in the heart of the popular town of Earby, within walking distance of the town centre shops, amenities, the bus station and the doctors surgery, this charming cottage is a must for an early viewing. Tidily presented and maintained, this nicely proportioned home would be an ideal purchase for a single person, a retired couple, or buyers looking to downsize. Requiring some updating and modernising, which is amply reflected in the asking price, this appealing cottage has the benefit of pvc double glazing and gas central heating.

The accommodation briefly comprises, an entrance vestibule, an extremely pleasant and very spacious living room, which allows space for a dining table if required, and has a fireplace with a fitted gas fire and an open staircase. The kitchen is also a good size, fitted with wood fronted units, a built-in electric oven and a gas hob with an extractor hood over, there is a small study and a rear porch. The generous double bedroom has fitted furniture, including wardrobes, shelved cupboards and matching drawer units and the bathroom has a four piece suite, including a separate shower cubicle. NO CHAIN INVOLVED.

FEATURES

- Charming Cottage in the Centre of Town
- Shops & Amenities Immediately on Hand
- Tidily Presented & Maintained
- Ideal for a Single Person or Retired Couple
- Requires Updating & Modernising
- Vestibule & Spacious, Pleasant Living Rm
- Good Sized Ftd Kitchen, Study & R/Porch
- Double Bedroom with Ftd Furniture
- 4 Pc Bathroom inc. Separate Shower
- Gas CH & PVC Double Glazing





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

Dark wood finish pvc double glazed frosted glass door. Tiled floor, meter cupboard and frosted glass internal door leading into the sitting room.

Sitting Room

20' 7" plus recess x 13' 4" plus recesses (6.27m plus recess x 4.06m plus recesses)

A very spacious and extremely pleasant room, which has pvc double glazed windows in both the front and rear elevation and has an open return staircase to the first floor, with under stairs cupboard. Fireplace with fitted gas fire, radiator, beams to the ceiling and television point. There is an archway opening into the kitchen and a frosted glass door opening into the rear porch.

Dining Kitchen

Irregular shape - measurements not taken

The kitchen allows room for a small breakfast dining table and is fitted with wood fronted units, laminate worktops with tiled splashbacks and a one and a half bowl sink, with a mixer tap. Built in electric oven and a gas hob with an extractor hood over. Plumbing for a washing machine, two pvc double glazed windows, radiator and tiled floor. Wall mounted gas combination central heating boiler.

Study

Irregular shape - measurements not taken.

This small room, situated off the kitchen, provides an ideal home office but could be used for any number of purposes, including a utility room. PVC double glazed window, radiator, built in desk and access to the roof space.

Rear Porch

A useful area with a pvc double glazed frosted glass window, built in cupboards, tiled floor and pvc double glazed frosted glass external door.

First Floor

First Floor landing

Spindled balustrade, beams to the ceiling and radiator.

Bedroom 1

12' 0" to wardrobe fronts x 11' 7" (3.66m to wardrobe fronts x 3.53m)

This good sized double room has fitted wardrobes, which incorporates a shelved cupboard and overhead storage cupboards, which extends the full width of the room. There is a matching drawer unit, two pvc double glazed windows, radiator and beam to the ceiling.

Bathroom

Fitted with a four piece suite, comprising a bath, with a pvc panelled splashback, a pvc lined shower cubicle, a WC and a pedestal wash hand basin, with matching splashback and vanity mirror above. Frosted glass double glazed window, radiator, beam to the ceiling and access to the loft space.



External

Rear

There is a tarmac covered area at the rear which the neighbouring properties have access over and where wheelie bins are stored.

Directions

Proceed into Earby on the A56, via Thornton in Craven, along Skipton Road. Go past the Punch Bowl Pub on the left and All Saints Church on the right and then, immediately through the bend, turn left into School Lane. Continue to the end of School Lane, over the small bridge and continue straight ahead into Water Street. The cottage can be found on your right.

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

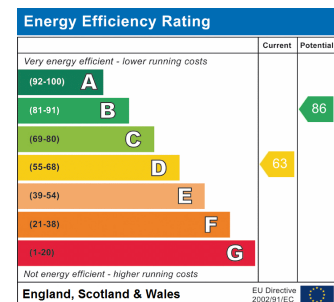
Fixtures & Fittings - All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

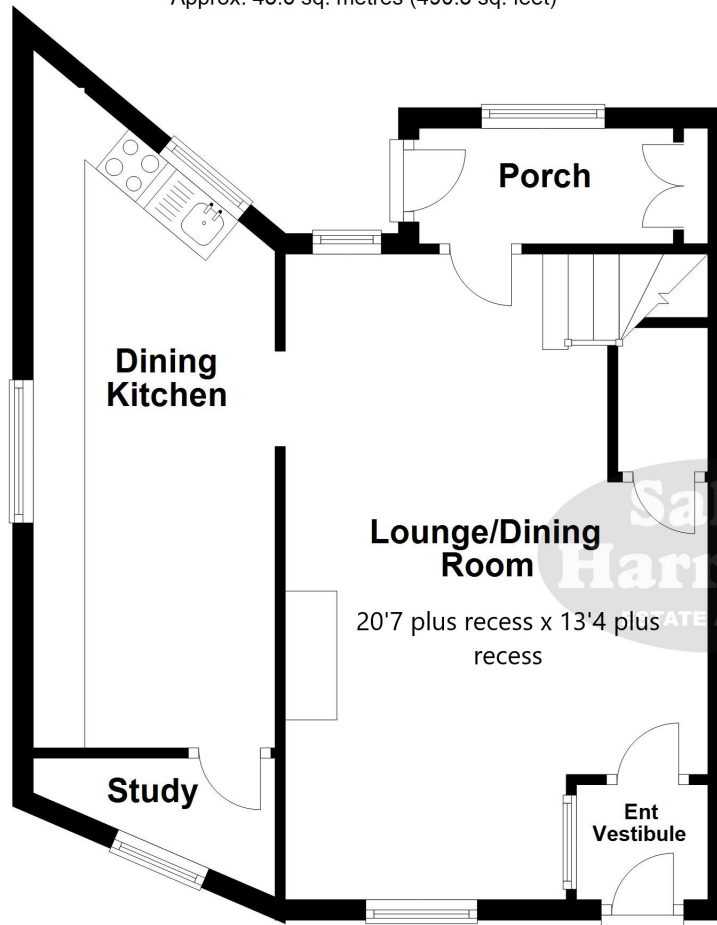
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FLOORPLAN

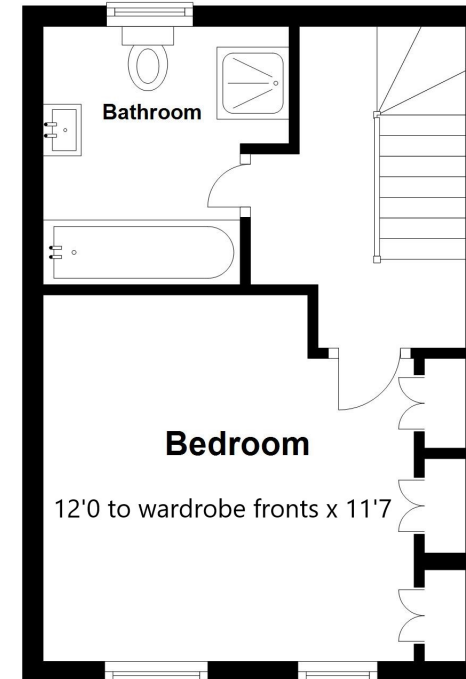
Ground Floor

Approx. 45.6 sq. metres (490.3 sq. feet)



First Floor

Approx. 25.7 sq. metres (276.4 sq. feet)



Total area: approx. 71.2 sq. metres (766.7 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.

