





PROPERTY DESCRIPTION

Situated in a desirable, sought after cul-de-sac location, this extremely appealing semi-detached house provides a really excellent home for a growing family, but should also appeal to those wanting to downsize from a larger property. Internal viewing is strongly recommended to fully appreciate the fantastic ground floor living space provided, with the converted garage facilitating a living/dining room, which is open plan with the breakfast kitchen, a shower room and utility room. Within easy walking distance of a parade of shops on Gisburn Road, this well presented abode is also conveniently located for access to the town centre shops and other amenities.

FEATURES

- Extremely Appealing Semi-Detached Hse
- Highly Desirable Cul-de-Sac Location
- Excellent, Well Presented Family Home
- Ent Hall & Lounge – Multi-fuel Stove
- Dining Room & Conservatory
- Open Plan Kitchen & Living/Dining Rm
- GF Shower Room & Utility Room
- 3 FF Bedrooms - 1 with Ftd Wardrobes
- Attractive Bathroom - 3 Pc White Suite
- Off Road Parking & Delightful Garden
- PVC DG & Gas CH - New Boiler 2023
- Viewing Essential to Fully Appreciate





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Double glazed composite entrance door. Stairs leading to the first floor, with a spindled balustrade and under stairs storage cupboard. PVC double glazed window, radiator and quality wood finish laminate flooring, which extends throughout the majority of the ground floor rooms.

Lounge

13' 1" into bay x 10' 9" into alcoves (3.99m into bay x 3.28m into alcoves)
This lovely room is partially open plan with the dining room and has a fireplace, recessed into the chimney breast, with a stone lintel above and stone hearth, fitted with a multi-fuel stove. PVC double glazed windows, radiator, wall light points and coved ceiling.

Dining Room

11' 11" plus recess x 10' 9" (3.63m plus recess x 3.28m)
This spacious second reception room has a radiator, wall light points and a pvc double glazed sliding patio door opening into the conservatory.

Conservatory

11' 4" x 9' 5" (3.45m x 2.87m)
The good sized pvc double glazed conservatory is an extremely beneficial addition to this lovely home, overlooking and opening out to the rear garden. It is laid with wood finish laminate flooring, has downlights recessed into the ceiling and pvc double glazed French doors.

Open Plan Living/Dining Room & Breakfast Kitchen.

Living/Dining Room

Irregular Shape - measurements not taken.
This spacious room has been created by converting the former garage and has a pvc double glazed window, a double glazed composite external door and door giving access into the ground floor shower room.

Breakfast Kitchen

18' 3" reducing to 13' 8 x 11' 1" (5.56m reducing to 4.17m x 3.38m)
One of the many enticing asset offered by this desirable dwelling, the kitchen is fitted with attractive, gloss fronted units, worktops which extend to provide a breakfast bar, with splashbacks, and a single drainer sink, with a mixer tap/flexible hose. It has a built-in electric oven and a five ring gas hob, with an extractor canopy over, a pvc double glazed window, radiator, downlights recessed into the ceiling. and pvc double glazed French doors opening out to the rear.

Shower Room

Fitted with a modern three piece white suite, comprising a fully tiled, double size shower cubicle, a pedestal wash hand basin and a w.c. Radiator, downlights recessed into the ceiling and an extractor fan.

Utility Room

Always a useful and noteworthy attribute in any home, the utility has fitted units, plumbing for a washing machine, a radiator, tiled floor, pvc double glazed, frosted glass window and pvc double glazed external door.

First Floor

Landing

PVC double glazed window, spindled balustrade and a useful built-in storage cupboard, which has fitted shelves and houses the gas condensing combination central heating boiler. The loft can be accessed via a retractable ladder and is majority boarded, with a Velux style window and an electric light.

Bedroom One

10' 7" x 8' 5" to wardrobe fronts (3.23m x 2.57m to wardrobe fronts)
This double room has built-in wardrobes, incorporating hanging space and shelves, which extend the full length of one wall, a radiator and a pvc double glazed window, benefiting from an open aspect.

Bedroom Two

12' 0" x 10' 5" (3.66m x 3.17m)
A second good sized double room, with a contemporary upright radiator and a pvc double glazed window.

Bedroom Three

6' 10" x 6' 6" (2.08m x 1.98m)
This single room has a pvc double glazed window, a radiator, a useful, shelved storage cupboard, built over the bulkhead of the stairs and wood finish laminate flooring.



Bathroom

The beautifully refurbished bathroom is fitted with a three piece white suite, comprising a freestanding, period style roll top bath, which has clawed feet and a mixer tap with a hand-held shower attachment. It also features a wash hand basin, with a mixer tap, seated on an upcycled 'Singer' base and has a w.c., as well as a vintage style radiator/heated towel rail, a pvc double glazed, frosted glass window, wood finish laminate flooring and downlights recessed into the ceiling.

Outside

Front

A tarmac covered drive, allows tandem parking for two cars. There is also a paved patio area and a flowerbed stocked with shrubs. External light.

Rear

Another of the many alluring attributes of the property is the charming, good sized, enclosed garden, which is set on two levels. The upper level is paved and provides a lovely patio/seating area and directly in front of the conservatory is a decked area, and a cold water tap. The lower level is mainly laid to lawn, with a small decked area and flowerbeds stocked with shrubs and flowering plants. There is a good quality aluminium shed, a timber shed, a wood/log store and electric power point.

Directions

Proceed from our office on Church Street into Skipton Road. Go past the Holy Trinity Church set up on the left, at the T junction turn left and then go straight ahead at the mini roundabout into Gisburn Road. Continue along this road, past the two parades of shops on the left and the turning into Fernbank Avenue on the left and Gledstone View is on the right after Abbeyfield House.

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.

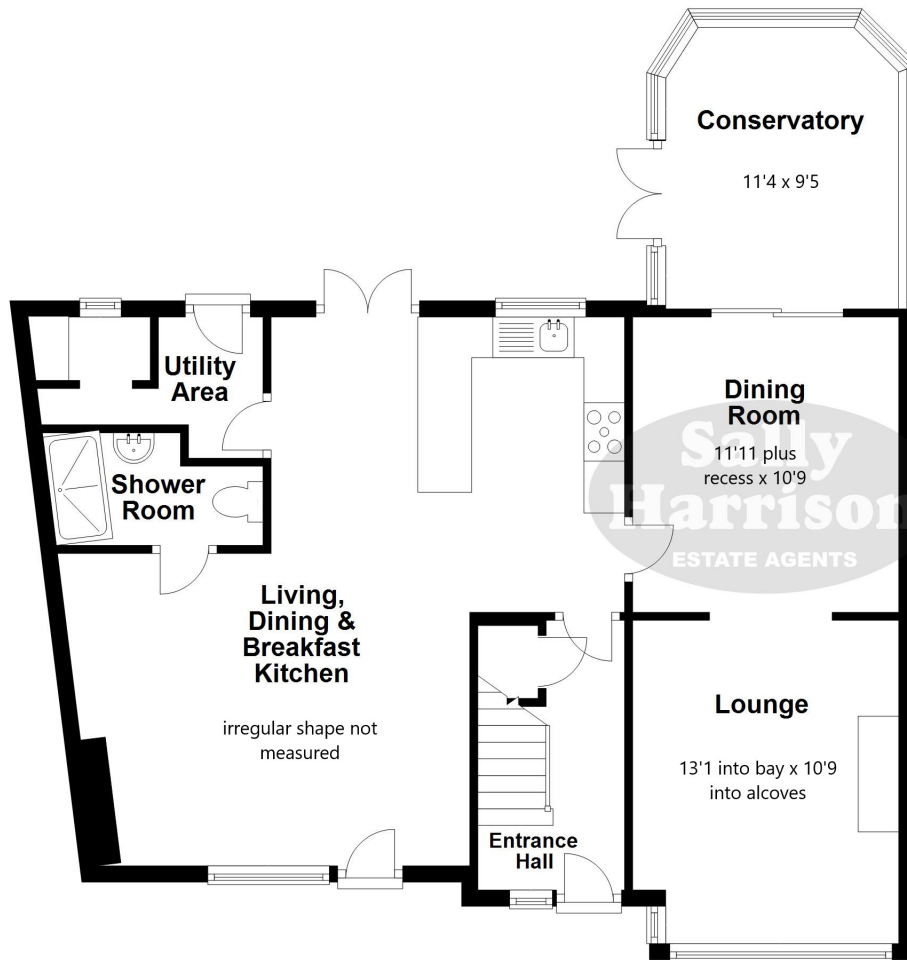
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		67	81
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN

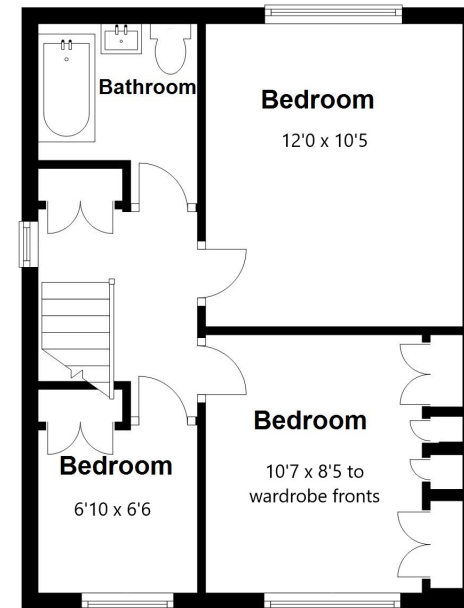
Ground Floor

Approx. 83.0 sq. metres (892.9 sq. feet)



First Floor

Approx. 36.5 sq. metres (393.2 sq. feet)



Total area: approx. 119.5 sq. metres (1286.2 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.

