





PROPERTY DESCRIPTION

This stone built, garden fronted mid terraced house offers tidily presented, deceptively spacious living accommodation, which must be viewed to be fully appreciated. Located in a popular residential area, within easy walking distance of the town centre shops, bars, cafés and other amenities, this appealing property would be ideal for first time buyers and has the potential and scope for creating an excellent family home.

Benefiting from pvc double glazing and gas central heating, the accommodation briefly comprises an entrance hall, an extremely spacious through lounge and dining room, laid with wood finish laminate flooring, with a modern wall mounted electric fire in the lounge and an electric stove recessed into the chimney breast in the dining room. The extended kitchen has wood effect fitted units and is also a good size, there are two generous double bedrooms on the first floor and a larger than average bathroom, fitted with a three piece white suite, including a corner bath with an electric shower over. The large attic room is another advantageous attribute and could be utilised for any number of purposes, including an occasional, third double bedroom. Enclosed yard to the rear. NO CHAIN INVOLVED.

FEATURES

- Stone Built Terr House with Forecourt
- Deceptively Spacious Accommodation
- Popular Location – Close to Amenities
- Potential to be an Excellent Family Home
- Hall & Spacious Thro' Lounge & Dining Rm
- Good Sized, Extended Fitted Kitchen
- 2 Double Bedrooms & Large Attic Room
- Larger than Average Bathroom
- PVC Dble Glazing & Gas Central Heating
- Ideal for FTB's - No Chain Involved





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

PVC double glazed, frosted glass entrance door, with a window light above. Radiator, stairs to the first floor and wood finish laminate flooring.

Open Plan Living & Dining Room

29' 10" x 11' 5" into alcoves, plus recess (9.09m x 3.48m into alcoves, plus recess)
This spacious room is laid with wood effect laminate flooring, has a modern, wall mounted electric fire in the living area and a fireplace, recessed into the chimney breast, fitted with an electric stove, in the dining room. Two pvc double glazed windows, two radiators and a television aerial point.

Kitchen

Main Kitchen - 10' 9" x 6' 4" (3.28m x 1.93m)

The kitchen is partially separated into two sections, with the main kitchen area being fitted with wood finish units, laminate worktops, with tiled splashbacks, and a one and a half bowl sink, with a mixer tap. There is a gas cooker point and plumbing for a dishwasher, a pvc double glazed window, radiator and an extractor fan.

Second Part of Kitchen - 7' 9" x 7' 5" plus recesses (2.36m x 2.26m plus recesses)
Wood finish base unit and drawer, laminate worktop and plumbing for a washing machine. The gas condensing combination central heating boiler is housed in this room, which also has a pvc double glazed window, an under-stairs pantry and a pvc double glazed, frosted glass external door.

First Floor

Landing

Radiator and enclosed stairs leading to the second floor attic room.

Bedroom One

15' 0" into alcoves x 11' 9" (4.57m into alcoves x 3.58m)

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

Bedroom Two

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

A second good sized room, with overhead storage cupboards built into one chimney breast alcove, a pvc double glazed window and a radiator.

Bathroom

7' 10" x 7' 6" (2.39m x 2.29m)

The larger than average bathroom is fitted with a three piece white suite, comprising a corner bath with an electric shower over and ceiling height tiled splashback, a w.c. and a pedestal wash hand basin, with a tiled splashback and mirror fronted cabinet above. PVC double glazed, frosted glass window, radiator, an extractor fan and vinyl flooring.

Second Floor

Attic/Occasional Bedroom

13' 6" less stairwell x 9' 7" plus recess with restricted head room (4.11m less stairwell x 2.92m plus recess with restricted head room)

This large room, ideal as an occasional third bedroom, has a built-in drawer unit, recessed under the eaves on one side of the room, book/display shelves and a built-in cupboard. There is a large double glazed Velux window, allowing plenty of light into the room, and a wall mounted electric heater.



Outside

Front

Enclosed, paved forecourt, with a wrought iron gate.

Rear

Enclosed yard with a 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, turn left at the 'T' junction and then go right at the mini roundabout, continuing on Skipton Road. Take the first right turning off Skipton Road into Lower North 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

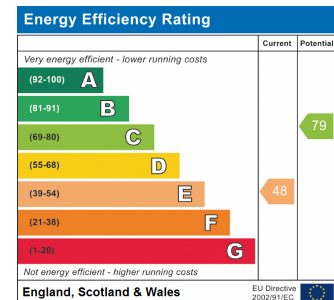
Fixtures & Fittings - All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

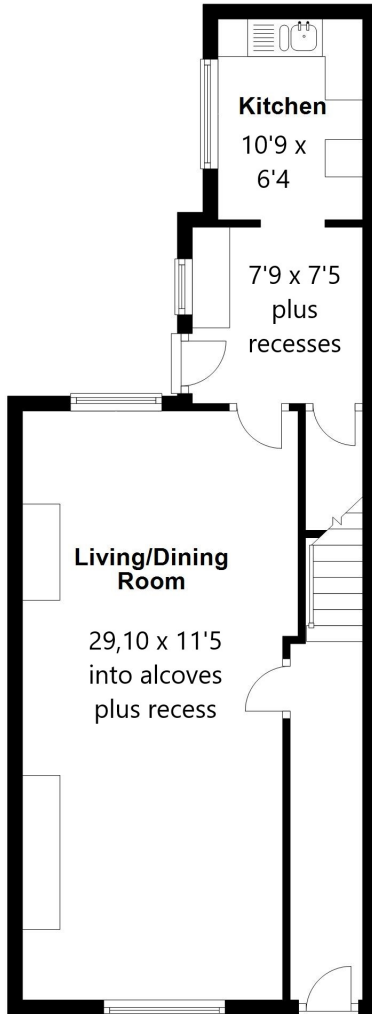
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FLOORPLAN

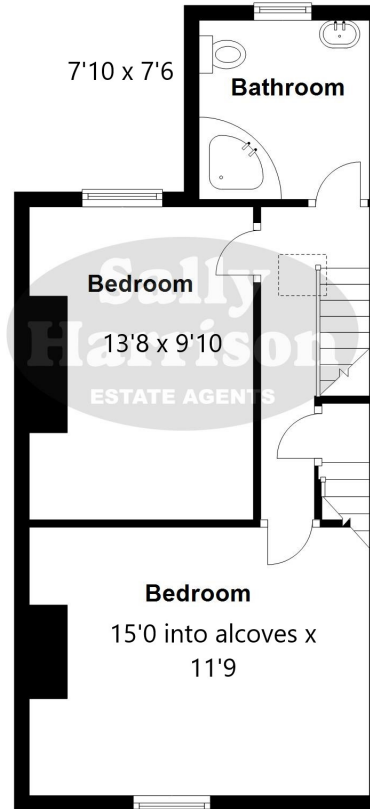
Ground Floor

Approx. 46.8 sq. metres (503.6 sq. feet)



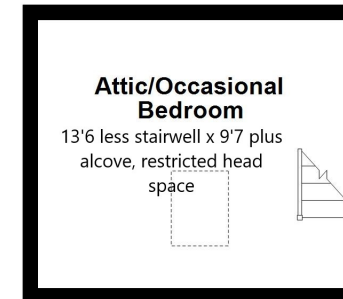
First Floor

Approx. 41.5 sq. metres (446.4 sq. feet)



Second Floor

Approx. 14.8 sq. metres (158.8 sq. feet)



Total area: approx. 103.0 sq. metres (1108.9 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.

