





PROPERTY DESCRIPTION

Situated in a popular residential area, this deceptively spacious end terraced house offers an excellent opportunity for families or first time buyers. Conveniently located within a short walk of Lord Street Primary School and Toddle Inn Nursery, the property is also within comfortable walking distance of town centre shops, cafes and other local amenities. The home provides tidily presented living space, ideal for those looking to gain a foothold on the property ladder.

Benefiting from pvc double glazing and gas central heating, the accommodation briefly comprises an entrance vestibule, hall, and a generous living room, featuring a limestone fireplace with a multi fuel stove. This inviting room has double doors opening into a pleasant dining room, with both rooms finished with attractive parquet style flooring. The extended kitchen offers a good range of wood fronted units and integrated appliances, including an electric double oven/grill, an electric hob and integral fridge and freezer.

Upstairs, there are three well proportioned double bedrooms, with the principal bedroom enjoying a dressing area with built in wardrobes, which in turn leads through to a spacious shower room, with a modern walk-in shower cubicle.

To the rear, there is an enclosed yard with an exceptionally useful, large attached utility room/store, incorporating a W.C. and providing excellent additional storage space.

FEATURES

- Stone Built End Terraced House
- Generously Proportioned Family Home
- Close to Primary School, Nursery & Amenities
- Vestibule, Hall & Good Sized Dining Rm
- Spacious Living Room with Stove
- Extended Ftd Kitchen inc. Appliances
- 3 Decent Sized Double Bedrooms
- Large Shower Room & Dressing Area
- External Utility/Store Room with WC
- PVC DG & GCH - Viewing Essential to Apprec.





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

PVC double glazed entrance door. Internal door opening into the hall.

Hall

Stairs to the first floor and a radiator.

Dining Room

13' 1" x 10' 9" (3.99m x 3.28m)

This good sized room, which is accessed through the living room, is laid with wood finish parquet style flooring and has a pvc double glazed window and two radiators.

Living Room

16' 6" into alcoves x 13' 10" plus recess (5.03m into alcoves x 4.22m plus recess)

This very generously proportioned family room is also laid with attractive parquet style flooring and features a limestone fireplace, fitted with a multi-fuel stove. It has pvc double glazed windows in two elevations, two radiators, an under-stairs storage cupboard and double doors opening into the dining room.

Kitchen

12' 6" x 8' 5" (3.81m x 2.57m)

The good sized kitchen is fitted with wood finish units, laminate worktops, with tiled splashbacks, and a one and a half bowl sink, with a mixer tap. It has a built-in electric double oven/grill, an electric hob, with an extractor hood over, an integral fridge and freezer and also houses the gas central heating boiler. The floor is tiled and the kitchen also has a pvc double glazed window, radiator and a pvc double glazed, frosted glass external door.

First Floor

Landing

Built-in storage cupboard and access to the loft space.

Bedroom One

15' 5" plus recess x 10' 2" (4.70m plus recess x 3.10m)

This generous double room has pvc double glazed windows in two elevations and a radiator. There is also a dressing room area, with built-in wardrobes, incorporating shelving and which house the hot and cold water tanks, from which a door gives access to the shower room.

Shower Room

8' 9" x 7' 11" (2.67m x 2.41m)

Fully tiled and fitted with a three piece white suite, comprising a larger than standard shower cubicle with an electric shower, a w.c. and a pedestal wash hand basin. The shower room also has a pvc double glazed, frosted glass window, chrome finish radiator/heated towel rail and an additional radiator.

Bedroom Two

15' 3" x 7' 10" (4.65m x 2.39m)

A good sized second double bedroom, which has a built-in double wardrobe with a storage cupboard above.

Bedroom Three

10' 11" x 9' 2" (3.33m x 2.79m)

This third double room has a built-in cabin style single bed, with drawers below, a pvc double glazed window and a radiator.



Outside

Front

Paved forecourt.

Rear

Enclosed yard, with an outbuilding/external utility, attached to the rear of the house, and a cold water tap.

Outbuilding/External Utility

13' 3" x 9' 10" (4.04m x 3.00m)

An extremely beneficial and useful attribute, which has fitted units, a laminate worktop, a single drainer sink, plumbing for a washing machine, space for a condenser tumble dryer and electric power and light. It also incorporates a separate w.c.

Directions

Travelling from the M65 motorway, along Vivary Way, in the direction of Skipton and Keighley, turn right at the traffic lights next to the Lloyds BMW garage into Crown Way then bear to the left into North Valley Road. Go straight through the traffic lights at the bottom of Lord Street and then take the third right turning into Higgin 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.

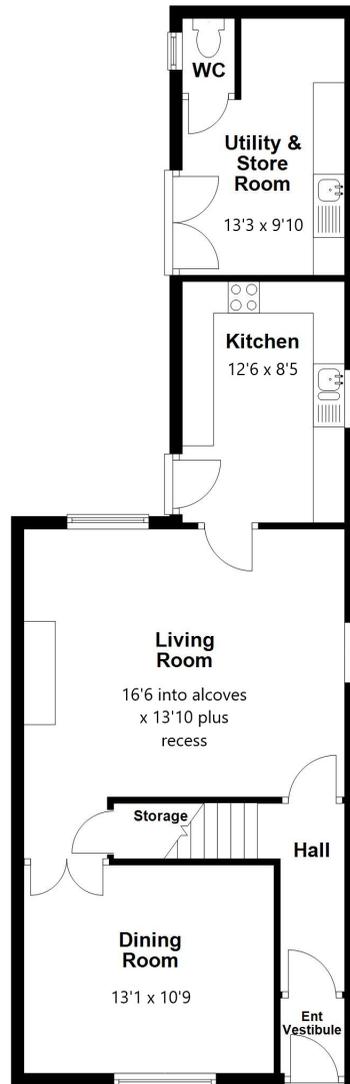
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	28	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN

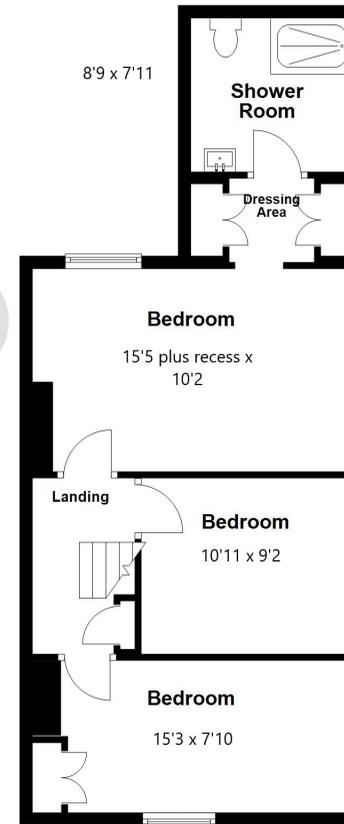
Ground Floor

Approx. 63.6 sq. metres (684.9 sq. feet)



First Floor

Approx. 54.0 sq. metres (581.0 sq. feet)



Total area: approx. 117.6 sq. metres (1265.9 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 warrant 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.

