







## PROPERTY DESCRIPTION

Absolutely stunning is the only way to describe this superior, bay fronted, mid terraced house, which offers immaculately presented, beautifully furnished and very generously proportioned family living space and boasts a whole host of impressive and alluring features, which can only be fully appreciated by internal viewing. Benefitting from an open aspect from both the front and rear and rural views from the front, this extremely desirable abode is located close to the gorgeous countryside surrounding Earby and also has the advantage of being just a short walk from the town centre shops and amenities.

Complemented by gas central heating, run by a condensing combination boiler which was newly installed in 2021, and superior quality pvc double glazed windows, the majority of which are 'sash' style, the tastefully decorated accommodation briefly comprises a vestibule and lovely hall, a delightful lounge, featuring an attractive period style open fireplace, a spacious living/dining room, also with a charming cast iron period style fireplace, and a good sized, stylishly fitted kitchen, with solid oak worktops and includes a range style cooker. The house has four bedrooms, three of which are good doubles, including a wonderful second floor attic bedroom, and a fabulous, unusually large, luxury four piece bathroom with high quality fittings, including a double ended, period style roll top bath on clawed feet and a walk-in shower unit.

This exquisite family home also has a garden forecourt and good sized rear yard with a substantial and very useful outbuilding, which has electric power and light and provides excellent storage space and an external utility. NO CHAIN INVOLVED.



## FEATURES

- Superior Garden & Bay Frntd Terr Hse
- Open Aspect & Views from the Front
- Stunning, Exceptionally Well Pres'td Home
- Numerous Desirable & Impressive Features
- Vestibule, Hall & 2 Spacious Recep. Rms
- Good Sized, Attractively Furb'd Kitchen
- 4 Bedrms (3 Doubles) inc. Huge Attic
- Fabulous, Large 4 Pc Bathrm - Walk-in Shwr
- Sizeable Yard with Useful Outbuilding
- PVC DG & Gas CH – New Boiler Ftd 2021
- Truly Outstanding & Extraordinary Abode
- Early Viewing Strongly Recommended







## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Vestibule

Quality, composite entrance Rockdoor, with a matching double glazed window light above. Coving to the ceiling, dado rails and glazed internal door, with a window light above, leading into the hall.

#### Hall

The first of the numerous alluring features offered by this extraordinary family home, the hall still retains the lovely, original deep skirting boards and coving to the ceiling and also has attractive marble effect laminate flooring, a radiator, smoke alarm and stairs leading up to the first floor.

#### Lounge

15' 5" into bay x 12' 9" into alcoves (4.70m into bay x 3.89m into alcoves)  
An extremely pleasant room, with a large pvc double glazed, sash style bay window, an Edwardian style open fireplace, radiator, fabulous original skirting boards, television point, coving to the ceiling and ceiling rose.

#### Living/Dining Room

15' 8" x 13' 11" into alcoves (4.78m x 4.24m into alcoves)  
Featuring an attractive Victorian style cast iron open fireplace, this spacious second reception room has an original wall cupboard, built into one chimney breast alcove, a radiator, coved ceiling and ceiling rose, television and telephone points and a double glazed, sash style window, with an open outlook.

#### Kitchen

12' 8" into alcoves x 7' 10" (3.86m into alcoves x 2.39m)  
Fitted with stylish, cream gloss finish units, including a glass fronted display cabinet, the kitchen also has solid oak worktops and a one and a half bowl sink, with a mixer tap. It is also fitted with a range style cooker, with a large extractor canopy over the cooker, has plumbing for an automatic washing machine and dishwasher. Contemporary radiator, tile effect flooring, pvc double glazed window and composite external Rockdoor. There is also a large under-stairs pantry/half cellar, with fitted shelves and electric power and light, providing an abundance of useful storage space.

### First Floor

#### Landing

A particularly appealing feature of this excellent family home, the landing has a double glazed Velux roof window, allowing plenty of natural light onto the stairs and landing. Spindled balustrade around the stairwell, smoke alarm and stairs to the second floor. There is space on the landing to put a desk to provide a study/computer area.

#### Bedroom One

15' 9" x 11' 7" into alcoves (4.80m x 3.53m into alcoves)  
A very generous double room, benefiting from the open aspect and views from the rear, with a pvc double glazed, sash style window, radiator and television point.

#### Bedroom Two

12' 6" x 11' 7" into alcoves (3.81m x 3.53m into alcoves)  
A second, good sized double room, having the advantage of the rural views from the front, which has a built-in double cupboard, a radiator, pvc double glazed, sash style window and television point.

#### Bedroom Three

9' 2" x 5' 5" (2.79m x 1.65m)  
A single room, currently used as a dressing room, also having the advantage of a rural outlook, with a pvc double glazed, sash style window and a radiator.

#### Bathroom

12' 8" x 7' 11" (3.86m x 2.41m)  
Another impressive attribute, the stunning, extremely spacious bathroom is fitted with a four piece white suite, comprising a superior quality, double ended, roll top bath, which is set on clawed feet, with a mixer tap and hand-held shower attachment. There is also a large, floor to ceiling tiled, walk-in shower unit, incorporating a feature display niche in the tiled wall, with a glazed screen, a fixed 'rainfall' style shower, plus an additional flexible shower head.. A unique 'shell' effect wash hand basin, with a mixer tap and seated on top of a cabinet, which incorporates drawers and cupboards, is another eye-catching and attractive feature of this luxuriously



appointed bathroom and there is also a w.c., a pvc double glazed, frosted glass, sash style window, a combined radiator and heated towel rail and a tiled floor, with under-floor heating.

### Second Floor

#### Bedroom Four/Attic

16' 0" x 16' 0" into alcoves (4.88m x 4.88m into alcoves)  
Providing a fabulous fourth double bedroom, the huge attic has a radiator, television point, double glazed Velux window and a smoke alarm.

#### Outside

#### Front

Garden forecourt, which is mainly pebble covered, with a central, circular paved area.

#### Rear

Sizeable yard, with an external light and a good sized and very useful outbuilding/store, which has electric power and light and houses the gas condensing combination central heating boiler, which was newly installed in 2021.

#### 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, through the 'S' bend and the property is on the left.

#### 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

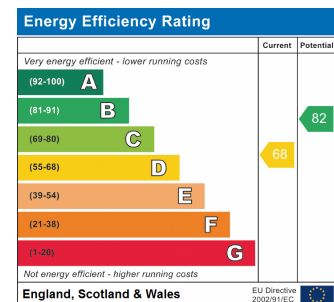
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

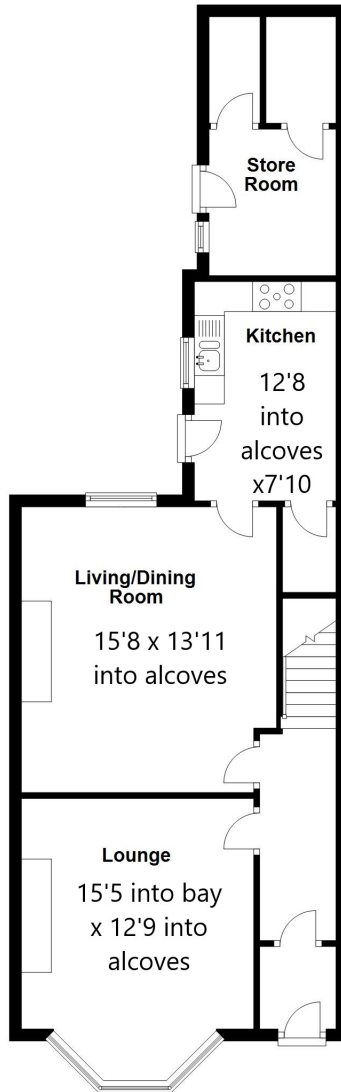
12F23TT/22F23LB/29F23TT/29B24TT/01J24TT



# FLOORPLAN

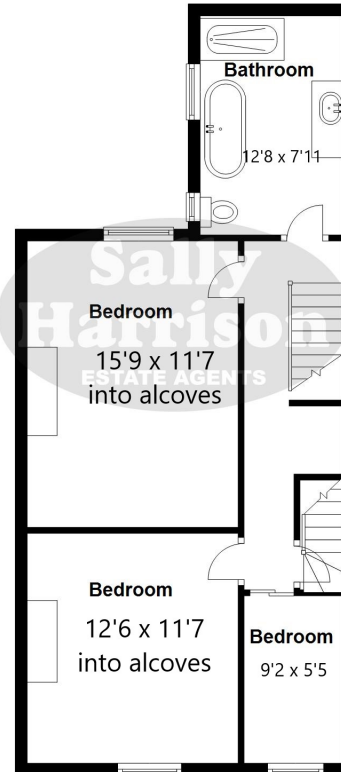
## Ground Floor

Approx. 64.3 sq. metres (692.4 sq. feet)



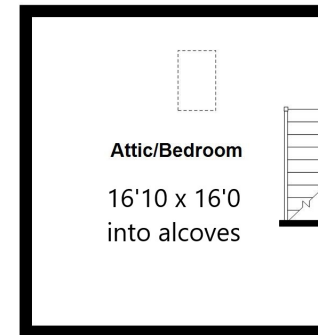
## First Floor

Approx. 54.6 sq. metres (587.6 sq. feet)



## Second Floor

Approx. 25.1 sq. metres (270.0 sq. feet)



Total area: approx. 144.0 sq. metres (1550.1 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.

