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For Sale



1 Longroyd Road
Earby BB18 6NZ

£150,000



A stunning four bedroom stone built end terrace property that has been extensively refurbished to an exceptional standard.

Key Features:

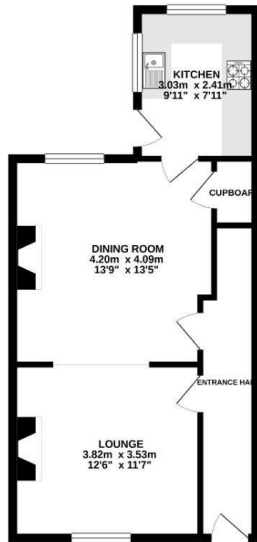
- Substantial end terrace
- 4 Bedrooms
- Kitchen with appliances
- Master bedroom with en-suite
- GFCH & UPVC dg
- Extensively refurbished
- 2 Open plan reception rooms
- Shower room
- Solid wood floor to GF
- Internal inspection essential

Tenure: Freehold
EPC Rating: F
Council Tax Band: A

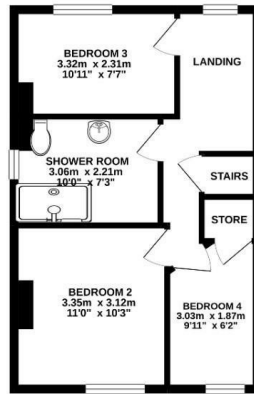


4 BEDROOM House - Terraced

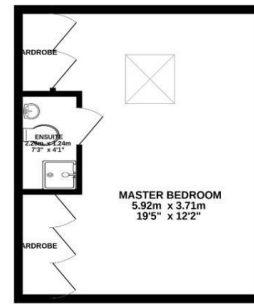
GROUND FLOOR
45.6 sq. m. (491 sq. ft.) approx.



1ST FLOOR
38.3 sq. m. (412 sq. ft.) approx.



2ND FLOOR
29.2 sq. m. (314 sq. ft.) approx.



TOTAL FLOOR AREA: 113.2 sq. m. (1218 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Main Description:

A stunning four bedroom stone built end terraced property that has been extensively refurbished to an exceptional standard.

The accommodation briefly comprises on the ground floor of two open plan reception rooms, the lounge being situated to the front of the property which houses a contemporary gas fire recessed to the chimney breast, the dining room enjoys a multifuel stove. The separate modern fully fitted kitchen finished in American cherry with a wealth of integrated appliances. The solid wood flooring throughout the ground floor provides a luxurious finish.

On the first floor are three bedrooms together with a large three-piece shower room. To the second floor there is a master bedroom together with a three-piece ensuite shower room.

Externally to the front of the property is a pretty garden forecourt with natural stone boundary walling with Indian stone paving.

To the rear of the property is a delightful and larger than average L-shaped Indian stone paved enclosed yard.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property