



22 ELLISON GROVE, EASTBURN, KEIGHLEY,
BD20 8DN

£275,000


CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS



Beautifully presented three bedroom detached home with parking, south facing garden and fantastic views. Located in the convenient location of Eastburn, it provides great access to schools, shops and train station.

Eastburn and the nearby village of Cross Hills offer a wide range of everyday services including shops & cafes, a Co-Operative store, a health centre & a post office; whilst the train station in neighbouring Steeton provides regular connections to the larger centres of Skipton, Leeds & Bradford.

With Airedale General Hospital, a choice of primary schools and the highly regarded South Craven Secondary within walking distance, this superb family home will not disappoint and in detail comprises:

Ground Floor

Entrance Hall

Entered through a composite front door. Radiator.

Sitting Room

14'1 x 10'4

With laminate flooring. Radiator.

Dining Kitchen

13'5 x 12'1

Range of modern wall and base units with complimentary worktop and composite sink unit. Appliances comprising; fridge freezer, double oven, induction hob and canopied extractor hood. Gas combination boiler. Spot lighting, radiator and patio doors leading to the garden.

WC

Two piece suite comprising; low suite wc and hand basin. Radiator and spot lighting.

First Floor

Landing

Bedroom Two

11'2 x 8'6

Built-in Sharps wardrobes. Built-in store cupboard. Radiator.

Bedroom Three

9'0 x 7'0

Laminate flooring and radiator.

Bathroom

Three piece suite comprising; low suite wc, hand basin and bath with shower attachment. Spot lighting, extractor fan, part tiled walls and radiator.

Second Floor

Bedroom One

13'8 x 12'9 max

With built-in Sharps wardrobe, herringbone flooring and radiator.

Ensuite

Three piece suite comprising; low suite wc, hand basin and shower cubicle with thermostatic shower. Spot lighting, extractor fan, part tiled walls, Velux window and radiator.

Outside

To the front of the property there is private driveway parking for two cars.

To the rear is a south-facing fully enclosed level garden consisting of patio areas and flower beds.

Council Tax & Tenure

Tenure: Freehold

Council Tax Band: C

There is an estate charge of approx. £200 per year.

Services

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

Agents Note & Disclaimer

These details do not form part of an offer or contract.



They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

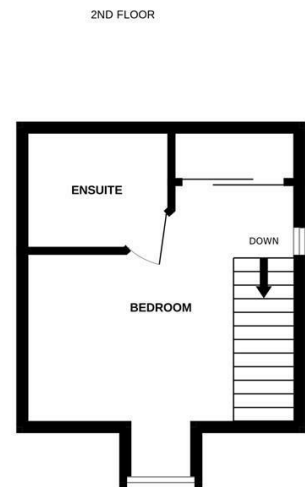
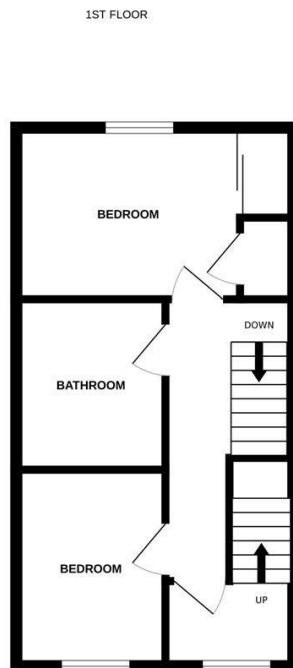
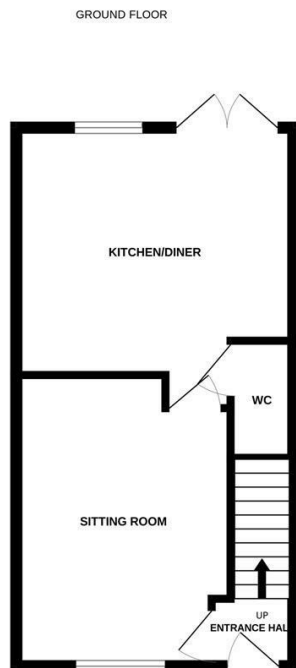
Viewings

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163

Anti Money Laundering Regulations

To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £12 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.



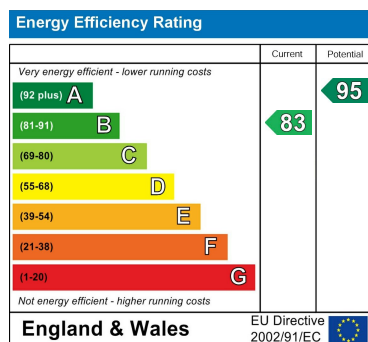


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.