



**5A HARRISON PLACE
GLUSBURN**



**AN EXTENDED 3 BEDROOMED COTTAGE
WITH A GAMES ROOM, DOUBLE GARAGE,
PLENTIFUL PARKING & GOOD SIZED
GARDENS PLEASANTLY TUCKED AWAY IN A
QUIET BUT CONVENIENT LOCATION**

PRICE: £399,950

8 Main Street, Cross Hills, Keighley BD20 8TB
Tel: 01535 637 333 www.wilman-wilman.co.uk





Standing at the head of a row of smaller period properties, this interesting cottage has been **extended and considerably improved but retains many original features**, now providing versatile accommodation including: **a good sized Dining Kitchen, Sitting Room, Snug/Study or potential 4th Bedroom, large Games Room and a Utility & w.c.**, also having **3 generous Double Bedrooms** and a large Bathroom.

The popular village of Glusburn has a **much sought after Primary School and a well maintained park** whilst neighbouring Cross Hills offers a **good range of everyday shops and services** including pubs, restaurants, a Co-Op convenience store and **the highly regarded South Craven Secondary School**. Train stations in nearby Cononley and Steeton also **provide excellent links to Skipton, Leeds & Bradford**.

The property is approached via **private electric gates** giving access to a **large gravelled parking and turning area, a Double Garage and generous easily maintained south facing gardens**; the whole enjoying a high level of privacy and security making it **safe and secure for young children and pets**.

With an abundance of local walking and cycling routes virtually on the doorstep, this superb family home is highly recommended for closer inspection and in detail comprises:

Part glazed door to:

ENTRANCE HALL: 5'7" x 3'0" with quarry tiled floor, mat well, range of built-in store cupboards with shoe rack, coat hooks and an Ideal combination boiler.

UTILITY & W.C: 9'0" x 5'2" with low suite w.c, pedestal wash hand basin, matching quarry tiled floor, washer and dryer plumbing, tiled walls, ceiling lights and radiator.



STUDY / BEDROOM 4: 13'4" x 12'0" (L-shaped max) with Velux window and part glazed doors to enclosed garden.



DINING KITCHEN: 16'0" x 13'6" (max) with range of wall and base units with contrasting wood effect laminate working surfaces over incorporating space for a range cooker with large extractor hood over, 1½ bowl ceramic sink unit, integrated dishwasher, Vinyl floor, window seat with feature radiator under, exposed beams & stonework, cupboard underlighting, space for dining table and open staircase to the first floor with 2 cupboards under providing space for fridge freezer.

SITTING ROOM: 17'9" x 11'11" with exposed beams and stonework, feature gas fire with slate hearth and matching inset with carved timber surround, recessed display space, 2 wall light points and TV point.



GAMES ROOM: 22'2" x 14'4" (max) with tiled floor with under floor heating, radiator, bar area, TV point, 4 wall light points and timber doors with large glazed windows to decking.

TO THE FIRST FLOOR

LANDING: 13'7" x 6'7" with window.

BEDROOM 1: 13'1" x 8'10".



TO THE OUTSIDE

Electric timber gates give access to a large gravelled parking and turning area with space for a caravan / motorhome to the side of the garage. There is also space for a timber shed and greenhouse.

A raised lawn with planted borders leads to a raised sun terrace with fire pit, outside lighting and superb southerly views towards Cowling Pinnacle; the whole bounded by stone walls.

There is a large timber decked area immediately adjacent to the games room with outside lights and a flagged path to a side access gate with outside tap and security lights.

DOUBLE GARAGE: 17'0" x 16'11" with electric up-and-over door, side door & windows and power & light.



BEDROOM 2: 11'11" x 8'8" (max) with windows on 2 sides and views over the garden.



BEDROOM 3: 11'11" x 8'8" with windows on 2 sides and views over the garden.

BATHROOM: 14'11" x 5'10" with low suite w.c, bidet, wash hand basin in large vanity unit with cupboards below, raised jacuzzi bath with tiled surround & shower head over, part tiled walls, chrome ladder towel rail & radiator, shaver socket, 2 frosted windows and roof void access.



SERVICES: Mains water, drainage, gas and electricity are connected to the property. The heating/electrical appliances and any fixtures and fittings included in the sale have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

COUNCIL TAX: Verbal enquiry reveals that this property has been placed in Council Tax Band D levied by Craven District Council.

POST CODE: BD20 8QS

TENURE: The property is freehold and vacant possession will be given on completion of the sale.

VIEWING: Please contact the Selling Agents, Messrs. Wilman and Wilman, 8 Main Street, Cross Hills, BD20 8TB (01535) 637333.

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Note: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract.

