

**UTTA'S LAITHE
5 CROFT HOUSE LANE
UTLEY**



**A SUPERB STONE BUILT BARN CONVERSION
WITH A PRIVATE ENCLOSED GARDEN &
SECURE PARKING SET WITHIN A GATED
COURTYARD IN A MUCH SOUGHT AFTER AREA
OF THE VILLAGE**

PRICE: £359,950

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





Having an interesting history with **origins in the village dating back to the Viking Age**, this former warehouse was subsequently used as a distribution centre for Tate & Lyle but has **recently been converted to form a beautiful stone built semi detached family home with a wonderful blend of original features and contemporary fixtures & fittings.**

The stylish accommodation briefly comprises: a light and airy vaulted **Entrance Hall with an open staircase & Gallery Landing**, w.c, Utility, **open plan Breakfast Kitchen & Dining Area** and a spacious **Sitting Room with the option to install a solid fuel stove**, (with flagged under floor heating to the whole of the ground floor); also having **3 well proportioned Double Bedrooms (with an En-Suite to the Master)**, an office / occasional bedroom, and a **luxurious 4 piece Bathroom.**

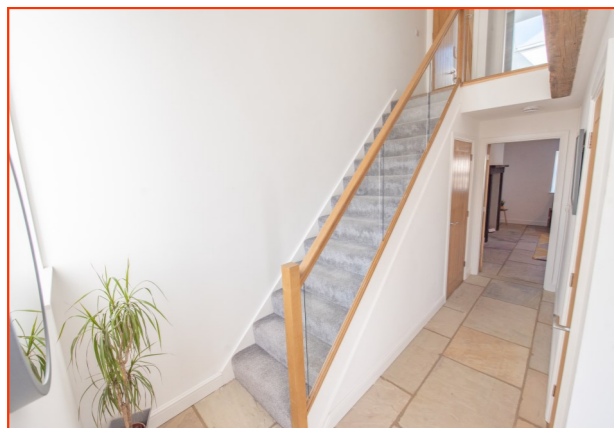
The property has the advantage of an **enclosed private garden and 2 parking spaces within an exclusive courtyard setting, enclosed by electric gates.** The property is **highly insulated to meet current building regulation standards, offering low running costs and is appropriate for conversion to an air source heat pump.**

Utta's Laithe is quietly tucked away, yet is only a short distance from Keighley town centre which offers a wide range of shops & services and is **well connected via the Airedale train line between Skipton & Leeds. Skipton and the Yorkshire Dales are within a 15 minute drive, and Keighley golf club is located nearby.**

Early viewing is strongly advised to avoid disappointment, with the property in further detail comprising:

Part glazed Entrance Door to:

VAULTED HALLWAY: 15'5" x 9'4" (max) A lovely bright space with vaulted ceiling, exposed beam, large window, staircase to the first floor with Oak and glass balustrade, useful store cupboard for coats and shoes, stone flagged floor.



W.C: 6'4" x 2'8" low suite w.c, corner wash hand basin and matching flooring.

DINING KITCHEN: 31'8" x 13'0" (max) range of wall and base units with Oak effect laminate worktops over incorporating 1½ bowl ceramic sink unit and drainer, integrated dishwasher, space for range cooker, large island with breakfast bar and integrated fridge & bespoke pendant lighting above, **DINING AREA** with 2 wall lights, lighting over table, rear door & matching flooring.

UTILITY: 10'0" x 4'10" (max) washer and dryer plumbing and space for tall fridge freezer.

SITTING ROOM: 16'5" x 15'9" feature fireplace (with the option to install a solid fuel stove) 3 wall lights and matching flooring.

TO THE FIRST FLOOR

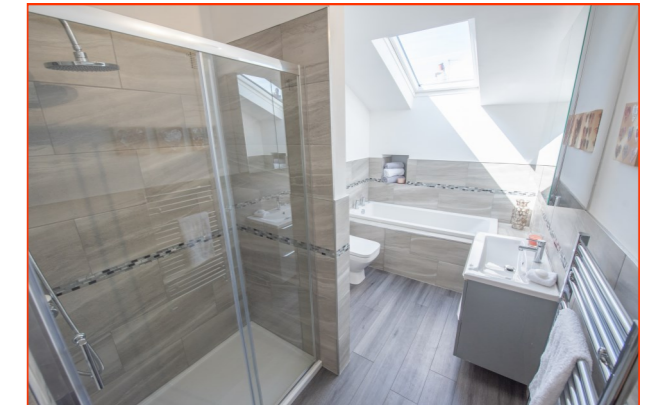
LANDING: 18'11" x 4'10" cupboard housing Ideal Logic combination boiler and pressurised water cylinder.



BEDROOM 1: 16'2" x 10'4" (max) with vaulted ceiling, 2 wall lights, gable window and recess for wardrobe.

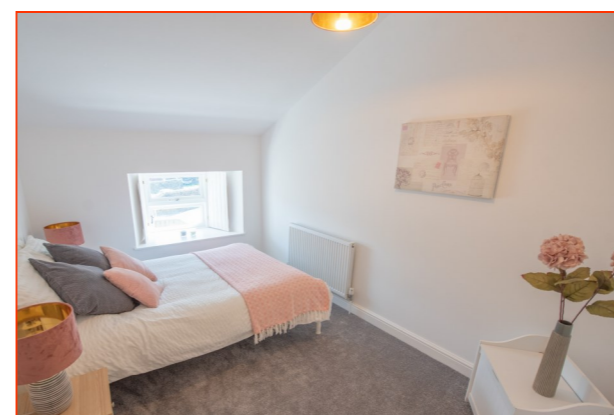


EN-SUITE SHOWER ROOM: 7'5" x 4'2" comprising shower enclosure with sliding door and thermostatic shower, low suite w.c, bracket wash hand basin with drawers below, laminate floor, chrome ladder towel rail, Velux window and extractor fan.



BEDROOM 2: 15'4" x 9'4" (max) 2 wall lights, front and gable windows.

BEDROOM 3: 12'3" x 8'10" with 2 wall lights.



OFFICE / OCCASIONAL BEDROOM: 9'3" X 7'3" with Velux window and 2 wall light points.

BATHROOM: 13'9" x 6'7" with 4 piece suite comprising bath with tiled panel and surround, walk in shower enclosure with sliding doors and thermostatic shower, low suite w.c, large bracket wash hand basin and drawers below, Velux window, chrome ladder radiator, part tiled walls, laminate floor and extractor fan.

TO THE OUTSIDE

A timber clad electric entrance gate gives access to a private courtyard with number 5 benefitting from 2 gravelled parking spaces.

There is a private enclosed garden to the front bordered by stone walls and timber fencing, with areas of shaped lawn, a flagged pathway and patio. There is also a screened bin store, outside light & tap and a further small strip of grass to the gable end.

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 E.

POST CODE: BD20 6FY

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.

PRICE: £359,950

VISIT OUR WEBSITE: www.wilman-wilman.co.uk

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

