



**1 GREENSYKE COTTAGES
POLE ROAD
OAKWORTH**



**AN INTERESTING AND
SUBSTANTIALLY PROPORTIONED 4 BEDROOMED
SEMI DETACHED FAMILY HOUSE WITH AN
ADJOINING DOUBLE GARAGE, SOUTH FACING
GARDEN & FABULOUS RURAL VIEWS**

PRICE: £495,000

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





An innovative architect designed aluminium clad semi-detached family home situated in a quiet location bordering open fields with fabulous far reaching views, having an impressive floor area of circa 1800 square feet (exclusive of the garage) .

Offering far more than at first meets the eye, and substantially improved by the current owners, the property briefly includes: 2 Hallways, a large Sitting Room, **Breakfast Kitchen, Utility & Cloakroom (with under floor heating to the ground floor)**; having **4 Double Bedrooms, 3 Bath / Shower Rooms and a Dressing Room**, the whole presented to an extremely high standard.

Pole Road is pleasantly situated in a rural location on the border of Oakworth & Sutton-in-Craven **within easy access of a wide range of amenities and highly regarded schools**, with the nearby village of Cross Hills offering a further choice of retailers, pubs & restaurants.

Also having a **landscaped south facing garden and a superb Double Garage with private driveway parking** the property must be viewed to appreciate the quality and location and in detail comprises:

Composite entrance door to:

HALLWAY: 9'7" x 5'2" part panelled walls and Karndean flooring.

CLOAKROOM: 5'2" x 5'2" with matching flooring, low suite w.c, wash hand basin with cupboard below, part tiled walls, frosted double glazed window and extractor fan.

BREAKFAST KITCHEN: 15'6" x 14'10" range of wall and base units with granite working surfaces over with matching upstands incorporating a range of integrated AEG appliances to include oven, grill, microwave, 4 ring induction hob with stainless steel extractor hood over, dishwasher and fridge & freezer, large island with breakfast bar, part panelled walls, matching flooring with underfloor heating and fabulous long distance views.



UTILITY: 11'1" x 5'2" range of wall and base units with laminate worktops over with space and plumbing for washing machine, stainless steel sink unit and drainer, space for wine fridge, matching flooring and door to:

DOUBLE GARAGE: 18'2" x 16'8" with electric up and over door, Ideal Logic combination boiler, pressurized hot water cylinder, power and light.

SITTING ROOM: 22'10" x 12'0" 2 windows to the front elevation, feature panelled wall, underfloor heating, T.V & telephone points.



REAR HALL: 14'10" x 7'0" panelled walls, useful understairs store cupboard, open spindled staircase to the 1st floor and composite door to the rear garden.

TO THE FIRST FLOOR

LANDING: 18'3" x 6'7" (max) with roof void access via drop down ladder.

PRINCIPAL SUITE: with inner hall, en-suite shower room and dressing room.

PRINCIPAL BEDROOM: 18'0" x 16'4" a spacious room with vaulted ceiling, feature panelled wall, bespoke built in wardrobes, T.V point, Velux window and views over fields to the front.

EN- SUITE SHOWER ROOM: 8'9" x 4'2" comprising large walk in shower enclosure with thermostatic shower, low suite w.c, pedestal wash hand basin, chrome ladder radiator, tiled walls, laminate floor and extractor fan.



DRESSING ROOM : 8'11" x 5'2" with hanging rails and shelves.



BEDROOM 2: 13'1" x 11'6" with long distance views over fields.

EN-SUITE SHOWER ROOM: 8'8" x 4'10" comprising large walk in shower enclosure with thermostatic shower, low suite w.c, pedestal wash hand basin, chrome ladder radiator, laminate floor and extractor fan.



BEDROOM 3: 11'11" x 11'3" views over fields and access to the Jack and Jill bathroom.

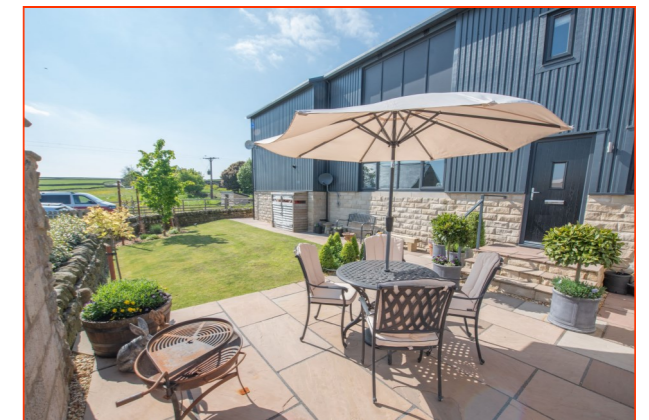
BEDROOM 4: 14'7" x 9'9" (max) with access to Jack and Jill bathroom.

BATHROOM: 11'2" x 5'11" comprising panelled bath with thermostatic shower over and glass screen, low suite w.c, pedestal wash hand basin, part tiled walls, laminate floor and extractor fan.

TO THE OUTSIDE

A private tarmacadamed drive provides parking for 2 cars with further double parking available to the front on Pole Road.

The rear garden is part lawned & flagged enclosed by drystone walls and panelled fencing and enjoys a lovely southerly aspect with superb views over fields & countryside.



COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Council Tax Band E.

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

SERVICES: Mains electricity is connected to the property. Water is from a shared borehole. Drainage it to a shared sewerage treatment plant. LPG gas supplies the central heating. 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.

POST CODE: BD22 0FE

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

PRICE: £495,000

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.

