



**GATEWAYS
27 WHEATLANDS LANE
CROSS HILLS**



**A SUPERB 3 BEDROOMED DETACHED
BUNGALOW STANDING IN FABULOUS
MANICURED GARDENS BACKING ONTO
FIELDS WITH PLENTIFUL PARKING & AN
ADJOINING GARAGE SITUATED IN A
HIGHLY CONVENIENT LOCATION**

PRICE: £599,950

8 Main Street, Cross Hills, Keighley BD20 8TB
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Situated towards the lower end of Park Road & Baxter Wood in one of the most sought after communities in the local area, this highly individual detached bungalow stands amidst superb extensive gardens backing onto open fields, being ideally located only a short walk from Cross Hills thriving village centre.

The accommodation has been **thoughtfully extended to approximately 1400 sq ft (plus a large adjoining Garage)** with the accommodation briefly comprising: a large Entrance Hall, **Dining Room, Breakfast Kitchen** with adjoining **Utility, a stunning Sitting Room with large Bi-fold doors** to the garden, **3 Double Bedrooms (2 with En-suite facilities)** and a **House Bathroom**; the whole being presented to a **high standard of finish.**

Cross Hills is a very popular semi rural village known for providing a wide range of shops & everyday amenities and a **good choice of schools including South Craven Secondary which continues to impress in Ofsted Reports**; also being well placed for those looking to commute on the Airedale train line between Skipton & Leeds.

The property boasts **parking for several cars and a caravan / motorhome and really must be seen to be fully appreciated**, with the accommodation in detail comprising:

Leaded & glazed uPVC door with glazed side panels to:

ENTRANCE HALL: 11'6" x 8'4" with laminate floor, coved ceiling, dado rail and useful cloaks cupboard with built-in storage with hanging rails.

DINING ROOM: 14'11" x 13'9" with coved ceiling, picture rail, bay window and stone fireplace with matching hearth, red brick interior & feature gas fire.

BREAKFAST KITCHEN: 14'7" x 10'10" with range of wall and base units with granite worktops over incorporating 1½ bowl recessed sink unit, space for range oven with splash back & extractor hood over, Neff integrated dishwasher, wine fridge and laminate floor.



UTILITY: 15'8" x 5'10" having quarry tiled floor, washer and dryer plumbing, recessed ceramic sink unit, space for tall fridge freezer and wall & base units.

SITTING ROOM: 20'9" x 18'9" (max) a superb living space with Bi-folding doors to the patio & garden and views beyond over fields, windows on 2 sides, feature radiators, coved ceiling, feature gas fire and 3 wall light points.

INNER HALL: 16'2" x 3'5" with laminate floor & access to part boarded roof void via pull down ladder.



BEDROOM 1: 13'11" x 11'11" with coved ceiling and a range of fitted wardrobes.

EN-SUITE SHOWER ROOM: 8'2" x 4'3" with large walk-in shower enclosure with glazed screen, low suite w.c, wash hand basin, fully tiled walls & floor, chrome ladder towel rail, extractor fan and frosted uPVC window.

BEDROOM 2: 13'11" x 9'9" with coved ceiling.

W.C: with low suite w.c, pedestal wash basin, extractor fan and frosted uPVC window.



BEDROOM 3: 11'11" x 11'3" (plus range of deep fitted floor to ceiling Sharps wardrobes) with coved ceiling and windows to 2 sides.



BATHROOM: 7'10" x 7'8" comprising shaped bath with shower over & glazed screen, low suite w.c, wash hand basin with drawer below, part tiled walls, tiled floor, 2 wall light points, chrome ladder radiator, extractor fan and frosted uPVC window.

INTEGRAL GARAGE: 19'5" x 10'0" with up-and-over door, 2 uPVC windows, Ideal combination boiler and power & light.

TO THE OUTSIDE

There is an extensive driveway to the front with parking for 5-6 cars and/or a caravan / motorhome.

The generous gardens are a stand out feature being immaculately maintained with a large variety of established trees, plants and shrubs.



The front garden includes a large shaped lawn with planted borders surrounded by stone walls. Double timber gates open to the fabulous rear garden which forms an oasis of colour & tranquility. Flagged patios & pathways meander through rockery borders and established planting. A new area of decked pathway leads to a large flagged patio perfect for outdoor seating & entertaining, backing onto fields.

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



There is also a bespoke timber summer house which could be utilised as a home office and a large shaped lawn has beautiful planted borders; the whole having a favourable westerly aspect backing onto open fields with views towards Cowling pinnacle.



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 F.

POST CODE: BD20 8SH

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

