



**BURNGREAVE
53 GREEN LANE
GLUSBURN**



**A WELL PRESENTED DETACHED BUNGALOW
WITH BEAUTIFUL LANDSCAPED GARDENS
BACKING ONTO OPEN FIELDS SITUATED IN A
HIGHLY REGARDED PART OF THE VILLAGE**

PRICE: £535,000

8 Main Street, Cross Hills, Keighley BD20 8TB
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Occupying a premium plot on the level towards the top end of Green Lane, considered to be one of the most sought after addresses in the local area, this individual detached bungalow stands within larger than expected grounds including ample driveway parking, a Garage & Workshop and beautiful lawned gardens backing directly onto open fields.

The accommodation extends to approximately 1350 square feet inclusive of a useful Attic conversion which provides a versatile 3rd Bedroom & Shower Room, also including: a welcoming Hallway, 2 Reception Rooms, a high quality Kitchen & Utility, 4 piece House Bathroom and 2 Double Bedrooms (with a Dressing Room or Study giving access to the 1st floor)

Burngreave is well situated within short walking distance of Glusburn Park and the local Institute with nearby Cross Hills providing further everyday amenities and being equidistant to the larger towns of Colne, Skipton & Keighley.

The bungalow is served by the modern comforts of gas fired central heating & uPVC double glazing and is ready-made for the active retirement market, whilst also having considerable further potential to be extended to accommodate a larger family.

Highly recommended for closer inspection, the property in detail comprises:

Half glazed and leaded composite door to:

HALLWAY: 19'0" x 12'10" (L-shaped) with attractive exposed floorboards, 2 wall light points and Delph rack.



SITTING ROOM: 12'0" x 16'4" (into bay window) with exposed floorboards, Minster stone solid fuel fireplace, arched display recess, coving and 2 wall light points.

KITCHEN: 15'7" x 10'0" (plus lobby with space for fridge & access to roof void) with range of cream wall and base units with contrasting granite worktops, Neff integrated appliances including 5 ring gas hob with extractor hood over, eye level oven & grill, concealed dishwasher, stainless steel sink unit, shelf for microwave, ceiling downlights, exposed woodwork, ladder radiator, Velux window, leaded uPVC doors to the rear garden and high quality Vinyl flooring.

UTILITY: 7'4" x 10'2" (max) with matching flooring, fitted shelves, Ferroli combination boiler, plumbing for washer, space for freezer, side window and Velux window.

DINING ROOM: 14'5" x 9'10" with coving, serving hatch to kitchen and glazed timber doors to:

CONSERVATORY: 11'6" x 9'10" with windows on all sides, ceiling fan, and light, tiled floor, fitted electric heater and glazed uPVC doors to the garden.



BEDROOM 2: 11'9" x 11'0" with feature arched recess, coving, 2 wall light points and picture window to the front.

BATHROOM: 10'1" x 5'6" with 4 piece suite comprising panelled bath with shower head attachment, tiled shower enclosure, low suite w.c, wash hand basin in vanity unit, ceiling downlights, tiled floor, ladder radiator and leaded window with frosted glass.



EN-SUITE: 7'5" x 5'7" with exposed trusses (with restricted head height to the sides) with shower enclosure, low suite w.c, pedestal wash hand basin, ceiling downlight, extractor fan and tiled walls and floor.

TO THE OUTSIDE

There is a lawn with established borders to the front and a generous driveway extending down the side of the bungalow giving access to:

DETACHED GARAGE: 19'10" x 10'5" with sectioned up-and-over electric door leading to an adjoining **WORKSHOP:** 14'9" x 12'7" with power & light, workbench, side window and door to the rear.

The rear garden is a standout feature, briefly including a flagged sitting out area, generous lawns and established shrubs & trees, bounded by a drystone wall which backs directly onto open fields.



BEDROOM 1: 14'6" x 12'0" with windows on 2 sides, 2 wall light points and ample space for wardrobes.

STUDY / DRESSING ROOM: 12'0" x 8'1" (max) with fitted shelves and enclosed staircase to:

THE FIRST FLOOR

BEDROOM 3: 13'4" x 11'1" (both average) with exposed trusses (with restricted head height to the sides), three Velux window with fabulous views and eaves storage.



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

POST CODE: BD20 8RU

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

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

