



**2 STANSFIELD MEWS
LOTHERSDALE**



**A SPACIOUS STONE BUILT FAMILY HOME
WITH 4 BEDROOMS & 2 BATHROOMS
COVERING 3 FLOOR LEVELS HAVING
PRIVATE PARKING SITUATED IN THE
PICTURESQUE VILLAGE OF LOTHERSDALE**

PRICE: £310,000

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





Constructed by Messrs Jaxon Contractors who have an excellent reputation for high calibre bespoke developments within the Aire Valley, this exclusive town house benefits from a superior specification throughout, being built in reclaimed Yorkshire stone with attractive mullioned windows & stone quoins served by aluminium PU composite windows and LPG gas fired central heating.

The property offers more than at first meets the eye with the 3 storey accommodation covering an impressive 1200 square feet briefly including: an open plan 28 ft Sitting Room & bespoke Living Kitchen with a ground floor Cloakroom, 3 generous Bedrooms & a House Bathroom to the first floor and a superb second floor Master Bedroom with a luxury En-Suite & Study Area/Dressing Room; externally having easily maintained gardens and secure parking within a lovely courtyard setting.

Lothersdale is an extremely popular semi-rural community surrounded by open fields & countryside and known for lovely walks (including sections of the Pennine Way), the restored Hare & Hounds village pub and a highly acclaimed primary school which continues to excel in Ofsted reports.

Highly recommended for closer inspection, this spacious family home in further detail comprises:

TO THE GROUND FLOOR

Part glazed composite entrance door to:

HALLWAY: 8'7 x 4'7" with engineered Oak flooring, fitted cupboard and staircase to the first floor.

SITTING ROOM: 16'2" x 12'8" with matching flooring, feature stone fireplace with bio-ethanol fueled stove, under stairs store cupboard and open plan access to:



LIVING KITCHEN: 16'0" x 12'9" with matching flooring, range of handmade wall & base units with granite worktops, large island incorporating inset stainless steel sink unit, electric hob with extractor hood over, Indesit oven, plumbing for dishwasher, soft closing cupboards & drawers and full length breakfast bar, space for American fridge/freezer, space for washer & dryer, deep store cupboard housing the Ideal combination boiler and **DINING AREA** with glazed doors to the rear garden.

CLOAKROOM: with matching flooring, low suite w.c, wash hand basin and extractor fan.

TO THE FIRST FLOOR

LANDING: 14'3" x 6'3" with glass & oak balustrade and staircase to the second floor.



BEDROOM 2: 10'3" x 15'11" (max L-shape) with 2 windows to the front having views over the countryside.



BEDROOM 3: 11'10" x 9'3".

BEDROOM 4: 6'3" x 9'7" (max) with recess for small wardrobe.

BATHROOM: 9'3" x 5'7" with 4 piece suite comprising panelled bath, shower enclosure with fixed glass screen, low suite w.c, wide wash hand basin with drawer under & illuminated mirror, electric chrome ladder radiator, extractor fan and laminate flooring.



TO THE SECOND FLOOR

LANDING: 7'6" x 6'2" with Velux roof light

STUDY/DRESSING AREA: 6'2" x 5'7" with access to eaves storage.

MASTER BEDROOM: 12'10" x 15'10" (max L-shape) with 2 Velux roof lights, fitted wardrobe and access to eaves storage.



LARGE EN-SUITE: 9'3" x 7'5" with 3 piece suite comprising large shower enclosure, low suite w.c, wash hand basin with drawer under, illuminated mirror, electric chrome ladder radiator, extractor fan, laminate flooring and Velux window.

TO THE OUTSIDE

There is an astroturfed garden to the front enclosed by low level dry stone walls.

The rear garden is also low maintenance having a small flagged patio with space for a storage container and a further raised terrace with room for a table & chairs. The owners have a pedestrian right of access through the adjoining gardens.

There are 2 designated gravelled parking spaces to the front of the property.

SERVICES: Mains drainage and electricity are connected to the properties. Mains gas and water are not available in the village. Gas is supplied by LPG bottles. Water is from a new shared borehole. 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: The property is within council tax band D.

POST CODE: BD20 8EH

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: £310,000

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.

