



**1 HAWKCLIFFE VIEW
SILSDEN**



COMPREHENSIVELY IMPROVED THROUGHOUT

**—
AN EXTENDED 4 BEDROOMED DETACHED
FAMILY HOME WITH A SUPERB OPEN PLAN
LIVING KITCHEN AND FABULOUS ELEVATED
VIEWS ACROSS THE VALLEY**

PRICE: £435,000

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





Recently extended and comprehensively improved, this impressive family home now covers circa 1500 sq ft with a noticeably high standard of finish throughout, briefly including: a welcoming Entrance Hall, Sitting Room with a picture window & lovely views, a versatile ground floor 4th Bedroom or Gym and a standout full depth Dining/Living Kitchen complemented by 3 generous first floor Double Bedrooms, a luxury 4 piece Bathroom and a contemporary En-Suite.

Hawkcliffe View is located within a 10 minute walk of the town centre where a wide array of everyday services are available including supermarkets, pubs, cafes, restaurants and independent retailers. Steeton & Silsden railway station also provides direct links via the Airedale line to the larger centre's of Skipton, Keighley and Leeds.

Having the benefit of a private driveway, a detached garage, gardens on 3 sides and fabulous elevated views, the property is highly recommended to appreciate the feeling of space & quality of accommodation and in detail comprises:

Part glazed composite door to:

HALLWAY: 13'10" x 9'10" with Oak laminate flooring, contemporary vertical radiator, ceiling downlights and open spindled staircase to the first floor.



SITTING ROOM: 13'3" x 11'6" with large picture window and fantastic views across the valley.



BEDROOM 4 /GYM /SNUG: 11'5" x 9'3".

LIVING KITCHEN: 21'2" x 16'5" with new extensive range of wall and base units, Quartz worktops, composite sink unit, Kenwood range oven with 5 ring gas hob, mosaic tile effect splash back & stainless steel extractor hood over, integrated fridge & freezer, integrated dishwasher, ample space for a dining table, ceiling downlights, Oak effect laminate flooring, breakfast bar with space for 4 stools, open plan living space with room for a sofa, part glazed original front door, windows on 2 sides, views across the valley and new glazed uPVC doors with fitted blinds to the garden.



CLOAKROOM / UTILITY: 7'1" x 5'10" with matching flooring, base unit with worktop over, washer plumbing, sink unit with cupboard under, low suite w.c, ceiling downlights, extractor fan, new Ideal combination boiler and window with frosted glass.

TO THE FIRST FLOOR

LANDING: with Velux window and deep store cupboard (5'5" x 3'0").

MASTER BEDROOM: 18'8" x 11'9" with 2 Velux windows, ceiling downlights and large store cupboard wrapping around under the eaves.



HOUSE BATHROOM: 8'11" x 6'5" with new 4 piece suite comprising a contemporary bath, large glazed shower enclosure with dual head attachments, low suite w.c, wash hand basin with 2 drawers under, ladder radiator, ceiling downlights, 2 wall light points, laminate flooring, extractor fan and window with frosted glass.

TO THE OUTSIDE

There are lawned gardens to the front & side and a generous rear driveway providing offroad parking.

There is a single garage/store with power & light set back behind a panelled fence and a more private enclosed garden which is part lawned and flagged securely enclosed by high level tress and fencing.

EN-SUITE: 11'10" x 3'10" with new suite comprising large tile effect Mermaid boarded shower, combined low suite w.c & sink unit with cupboard under, towel radiator, ceiling downlights, extractor fan and window with frosted glass.

BEDROOM 2: 15'6" x 8'6" with windows on 2 sides enjoying fantastic elevated views.



BEDROOM 3: 12'4" x 8'11" with view over the garden.



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 D.

POST CODE: BD20 0BS

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. Please note we are joint Agents with Messrs. Wilman & Lodge in Silsden.

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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.

