



**43 BERRINGTON WAY
OAKWORTH**



**A DETACHED 5 BEDROOMED FAMILY HOME
WITH A CONVERTED LOFT AND AN EXTENDED
GARDEN ROOM SITUATED ON A LARGE
CORNER PLOT INCLUDING A DOUBLE GARAGE
AND PRIVATE PARKING FOR 4 CARS**

PRICE: £425,000

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





Occupying a larger than average corner plot which has the advantage of double width driveways on 2 sides as well as a Double Garage, this detached family home has been the subject of significant improvement by the current owners with particular reference to a superb extended Garden Room and a converted Attic (currently used as a Games Room but with building regulation approval to be used as a versatile 5th Bedroom).

Covering an impressive 1850 sq ft, the accommodation also briefly includes: a Hallway, Cloakroom & Utility, Study/Snug, a large Sitting Room and an open plan Kitchen & Dining Area with doors to the rear garden; being complemented by 4 well proportioned Double Bedrooms to the first floor, a House Bathroom and an En-Suite to the Master Bedroom which enjoys elevated long distance views.

Berrington Way is conveniently located on a popular residential development in the heart of West Yorkshire's Bronte Country, having a well acclaimed Primary School within short walking distance and regular bus services to Keighley and Skipton.

Served by double glazing, central heating and solar panels, the property should prove to be efficient to run & offers sensible value for money considering the level of accommodation on offer, in further detail comprising:

Covered entrance with part glazed and leaded uPVC door to:

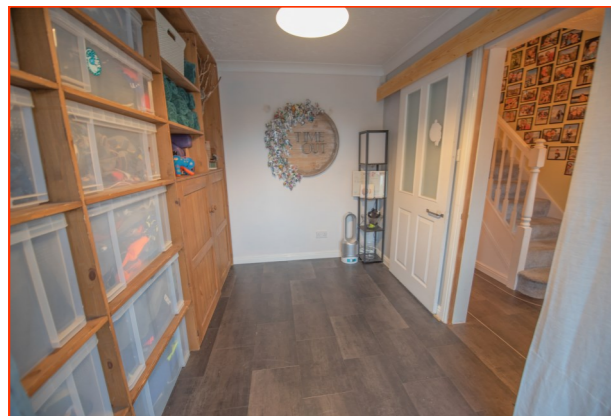
DINING ROOM: 12'9" x 10'9" with Karndean flooring, sliding glazed uPVC doors to the garden, glazed doors to the extended garden room and opening to:

HALL: 15'6" x 5'8" with Karndean flooring and open spindled staircase to the first floor.

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

KITCHEN: 14'2" x 9'3" with range of wall and base units with granite worktop over, stainless steel sink unit, oven & 4 ring gas hob with tiled extractor hood over, space & plumbing for dishwasher, space for American style fridge/freezer, Karndean flooring and views over the garden.

STUDY / SNUG / BED 6: 7'11" x 12'6" (into square bay window) with matching flooring, fitted cupboards & shelves and sliding door.



SITTING ROOM: 17'2" x 10'8" with contemporary log effect gas fire and glazed doors to:

UTILITY: 8'0" x 5'7" with Karndean flooring, washer & dryer plumbing, Worcester combination boiler, extractor fan, half glazed side uPVC door and large sink/dog wash area.



GARDEN ROOM: 15'1" x 11'9" with Karndean flooring, 3 large roof lights, feature lighting, electric radiator and glazed uPVC doors to the garden.

TO THE SECOND FLOOR

GAMES ROOM / BEDROOM 5: 25'5" x 12'1" with eaves storage, ceiling downlights and 3 Velux windows.

TO THE FIRST FLOOR

LANDING: 9'0" x 6'7" with useful store/airing cupboard and enclosed staircase to the second floor.

MASTER BEDROOM: 15'9" x 10'9" with fitted wardrobes and far reaching views.



TO THE OUTSIDE

There are double width block paved driveways on 2 sides providing on-site parking for 4 cars leading to a **DETACHED DOUBLE GARAGE:** 18'0" x 17'7" with power & light, side door and 2 up-and-over doors with a large flat area of hard standing to the rear (currently with a skate ramp installed but also ideal for decking or a large summerhouse).

A generous rear garden is majority block paved and astroturfed for ease of maintenance, along with a veg planting area.

The whole is enclosed by high level fencing & walls making it safe & secure for a family with young children and pets.



EN-SUITE: 7'5" x 5'9" with tiled shower enclosure, low suite w.c, wash hand basin in display sill with cupboards under, chrome ladder radiator, Vinyl flooring, ceiling downlights, extractor fan and window with frosted glass.

BEDROOM 2: 12'8" x 8'1" with view over the rear garden.

BEDROOM 3: 11'4" x 10'10" with far reaching views.



SERVICES: Mains water, drainage, gas and electricity are connected to the property. Solar panels are installed on the roof. 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 E.

POST CODE: BD22 7SQ

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.

BEDROOM 4: 10'11" x 7'9" with view over the rear garden.

BATHROOM: 8'10" x 7'3" with panelled bath with shower over & glass screen, low suite w.c, pedestal wash hand basin, Vinyl flooring, part tiled walls, extractor fan and window with frosted glass.

PRICE: £425,000

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.

