



**8 JACKSON ROW
GLUSBURN**



**AN IMMACULATE DETACHED 4 BEDROOMED
FAMILY HOME WITH A GARAGE AND
GENEROUS GARDENS ON THE SOUTH WEST
SIDE SITUATED ON A HIGHLY
RESPECTED CUL-DE-SAC DEVELOPMENT**

PRICE: £525,000

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





Constructed by Messrs Seddon Homes 5 years ago and consequently benefitting from the remainder of a 10 year NHBC warranty, this detached family home occupies a generous plot including larger than expected gardens, a private block paved driveway and a detached Garage.

The thoughtfully designed 4 Bedroomed accommodation briefly includes an En-Suite and a House Bathroom, complemented by a ground floor Cloakroom, Sitting Room, Utility and a spacious Dining Kitchen with doors to child & pet friendly gardens on the favourable south west side.

The Belvedere development is pleasantly located within the former grounds of Malsis school and contains an abundance of woodland & wildlife, offering a noticeably quiet lifestyle choice whilst still being within walking distance of Glusburn & Cross Hills, known for having well respected schools and a variety of independent retailers & eateries.

Early viewing is highly recommended to avoid disappointment, with the accommodation in detail comprising:

TO THE GROUND FLOOR

Open PORCH: 8'6" x 3'8" with panelled ceiling and part glazed composite door to:

HALL: 7'5" x 6'1" with Karndean flooring and open staircase to the first floor.

CLOAKROOM: with matching flooring, bracket wash basin, low suite w.c, part tiled walls, radiator with towel rail and extractor fan.

DINING KITCHEN: 19'0" x 10'8" with contrasting grey wall and base units with worktops over, composite sink & drainer, Zanussi oven & grill, 5 ring gas hob with glass splash back and extractor hood over, integrated fridge & freezer, integrated Zanussi dishwasher, ceiling downlights, tiled floor, peninsular breakfast bar with open plan design to a generous **DINING AREA** with matching flooring and glazed uPVC doors to the garden.



UTILITY: 7'5" x 5'5" with wall unit housing the Ideal combination boiler, space for washer and dryer with worktop over, extractor fan and half glazed composite door to the driveway.

SITTING ROOM: 19'1" x 10'8" (plus bay window) with 2 further windows, under stairs store and contemporary electric fire.

TO THE FIRST FLOOR

LANDING: 15'4" x 6'10" with ceiling downlights, access to the roof void and rear window.



BEDROOM 1: 11'6" x 11'4" with fitted mirror fronted wardrobes and pleasant views over a tree lined beck.

EN-SUITE: 7'3" x 4'6" with Karndean flooring, large shower enclosure with Raindrop head and sliding door, low suite w.c, bracket wash basin, chrome ladder radiator, ceiling downlights and window with frosted glass.

BEDROOM 2: 11'0" x 9'4" with windows on 2 sides with lovely views.



BEDROOM 3: 10'11" x 9'4" with lovely views over the tree lined beck.

BATHROOM: 7'3" x 5'7" with 3 piece suite in white comprising panelled bath, low suite w.c, bracket wash hand basin, part tiled walls, chrome ladder radiator, Karndean flooring, ceiling downlights, extractor fan and window with frosted glass.



BEDROOM 4: 11'8'2" x 7'2" with lovely views over a tree lined beck.



TO THE OUTSIDE

A block paved drive provides private parking and gives access to a **DETACHED GARAGE:** with power & light, up-and-over door, electric car charging point and side door.

The garden is majority lawned with 2 patio areas and space for a hot tub to the rear of the garage. The whole enjoys a south westerly aspect and is securely enclosed by walls and panelled fencing making it safe and secure for young children & pets.

There are also external hot & cold taps and 2 power points.



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 levied by Craven District Council.

POST CODE: BD20 8FL

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.

