



**MEADOW BANK
LAYCOCK**



**A SIGNIFICANTLY IMPROVED DETACHED
3 BEDROOMED BUNGALOW WITH A
GARAGE AND LARGE GARDENS BORDERING
OPEN FIELDS & COUNTRYSIDE**

PRICE: Offers over £349,995

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





Situated in an enviable location at the head of a private road, Meadow Bank has been thoughtfully & stylishly improved by the current owners, **covering in excess of 1200 sq ft plus a Conservatory extension, now providing ready-made accommodation which would be well suited to a family or the retirement market with a keen interest in gardening.**

The living space briefly comprises a **contemporary Kitchen, 3 Reception Rooms, 3 Bedrooms and 2 stylish Bath/Shower Rooms**, the whole being presented to a very high standard. Recent notable improvements include a **full re-wire, new central heating system with WiFi controls, new timber windows, modern red cedar cladding and a host of further upgrades.**

The picturesque village of Laycock is often referred to as a **gateway to the Yorkshire Dales known for having a variety of country walks and a well-respected primary school which is barely a stone's throw away**; also having a good railway network from Keighley to Skipton, Bradford & Leeds.

The extensive grounds (circa half an acre) include a driveway with parking for several cars, a Detached Garage with a new roof & electric door and gardens on all sides which offer considerable further potential.

New composite door to:

SIDE PORCH: 8'8" x 3'4" with matted flooring, ceiling downlights and multi-paned inner door to:

HALLWAY: with tiled floor and ceiling downlights.

KITCHEN: 13'10" x 10'1" with range of contemporary wall and base units with composite worktops, ceramic sink unit, 5 ring Bosch gas hob and extractor hood with tiled splash back, twin Zanussi ovens, integrated Bosch dishwasher, space & plumbing for American style fridge freezer, ceiling downlights, tiled floor, vertical radiator and windows on 2 sides with views over fields.



BATHROOM: 7'5" x 6'2" with 3 piece suite in white comprising panelled bath with shower over & glass screen in tiled walls, low suite w.c, wash hand basin with cupboards under, towel radiator, extractor fan, tiled floor and window with frosted glass.

SITTING ROOM: 15'7" x 11'9" with modern log effect electric fire and bespoke enclosure for wall TV & sound bar, ceiling downlights, windows on 2 sides and glazed doors to:

CONSERVATORY: 11'0" x 8'3" with tiled floor (with under floor heating), glazed uPVC doors to the garden and views over fields.



DINING ROOM: 15'8" x 8'8" with Karndean flooring, access to roof void and ceiling downlights.



BEDROOM 2: 12'0" x 11'11".

STUDY / DRESSING ROOM: 11'10" x 10'0" with ceiling downlights.



BEDROOM 3: 11'2" x 7'3" with ceiling downlights and views over fields.

LUXURY SHOWER ROOM: 6'11" x 6'10" with fully tiled walls & floor, large walk-in shower enclosure with dual heads & fixed glass screen, low suite w.c, wash basin in display sill with drawers under, ceiling downlights, extractor fan, under floor heating, towel radiator and window with frosted glass.

BEDROOM 1: 11'11" x 11'3" with ceiling downlights and glazed doors to a private balcony.

TO THE OUTSIDE

A generous driveway is approached via iron gates, providing parking for several cars and giving access to the **DETACHED GARAGE:** 15'10" x 11'3" with power and light, new roof and electric roller shutter door.

There are gardens on all sides which offer significant further potential and could be cut back to open up views over the surrounding countryside.

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.

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



COUNCIL TAX: Verbal enquiry reveals that this property has been placed in Council Tax Band D.

POST CODE: BD22 0PN

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

