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**A MODERN LARGER THAN AVERAGE 3 STOREY
SEMI-DETACHED FAMILY HOME WITH 4 DOUBLE
BEDROOMS, 2 BATHROOMS AND AN INTEGRAL GARAGE
& DOUBLE WIDTH DRIVEWAY**



**46 GREEN HEAD LANE
UTLEY**

Completed to a high specification in 2015, this impressive semi-detached family home boasts a larger than average footprint extending to in excess of 1600 sq ft over 3 floor levels plus an integral Garage with an electric roller shutter door.

The accommodation briefly comprises: a welcoming Hallway with a Cloakroom & large store, **full width Dining Kitchen with doors to the rear garden and a large Sitting Room with a Juliette balcony to the first floor level;** being complemented by 4 well proportioned Double Bedrooms and 2 Bath/Shower Rooms.

PRICE: £289,950

Tel: 01535 637333

www.wilman-wilman.co.uk

8 MAIN STREET · CROSS HILLS · KEIGHLEY · WEST YORKSHIRE · BD20 8TB



Green Head Lane is pleasantly located in well-respected part of the village within comfortable driving distance of Keighley Golf & Rugby Clubs and Keighley itself which is well connected via the Airedale train line between Skipton & Leeds.

TO THE GROUND FLOOR

Open covered entrance with half glazed composite door to:

HALLWAY: 19'10" x 7'8" with deep store cupboard (also housing the Ideal combination boiler), access to the integral garage, side window and staircase to the first floor.

CLOAKROOM: with low suite w.c, wash hand basin, Vinyl flooring, part tiled wall, extractor fan and window with frosted glass.



DINING KITCHEN: 18'1" x 11'7" with extensive range of wall and base units, worktops, stainless steel sink unit & drainer, oven & 4 ring gas hob with extractor hood over, washer plumbing, part tiled walls, laminate flooring and a very generous dining area with glazed uPVC doors to the rear garden.

INTEGRAL GARAGE: 22'0" x 10'1" with utility area including wall and base units, worktop, space for dryer, power & light and electric roller shutter door.



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



TO THE FIRST FLOOR

LANDING: 18'1" x 6'5" with gable end window and staircase to the second floor.

SITTING ROOM: 18'0" x 15'0" a large light & airy room with window & glazed uPVC doors to Juliette balcony with glass panel.

BEDROOM 2: 12'10" x 11'7".



SHOWER ROOM: 11'5" x 4'11" with large corner shower enclosure in tiled walls, low suite w.c, pedestal wash hand basin, chrome ladder radiator, Vinyl flooring, extractor fan and window with frosted glass.

TO THE SECOND FLOOR

LANDING: 11'3" x 6'5" with storage cupboard over the stairs and access to roof void.

BEDROOM 1: 18'1" x 11'6" a noticeably large double with 2 windows to the rear & far reaching views (having space & potential for an en-suite).



BEDROOM 3: 12'6" x 10'10".

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BEDROOM 4: 15'0" x 7'8".



BATHROOM: 8'10" x 6'4" with 3 piece suite comprising panelled bath with dual head shower over, low suite w.c, pedestal wash hand basin, chrome ladder radiator, part tiled walls, Vinyl flooring, extractor fan and window with frosted glass.

TO THE OUTSIDE

A double width driveway provides parking for 2 cars and gives access to the integral garage, having a side path which leads to a sheltered part flagged & lawned garden to the rear enclosed by established borders.



SERVICES: Mains gas, water, drainage 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 BAND: Verbal enquiry reveals that this property has been placed in Band D by Bradford Metropolitan City Council.

TENURE: The property is freehold and vacant possession will be given on completion of the sale.

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POST CODE: BD20 6EU

VIEWING: Please contact the Selling Agents, **Messrs. Wilman and Wilman** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

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VISIT OUR WEBSITE: www.wilman-wilman.co.uk

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