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ESTATE AGENTS · VALUERS · LETTING AGENTS

**OCCUPYING A FAVOURABLE PLOT AT THE HEAD OF
SMALL CUL-DE-SAC - A MODERN 3 BEDROOMED SEMI-
DETACHED HOUSE WITH A DRIVEWAY, SOUTH FACING
GARDEN AND A LARGE FURTHER UNEXPECTED SIDE
GARDEN WITH POTENTIAL TO EXTEND**



**17 HEYWOOD DRIVE
EASTBURN**

Constructed only 4 years ago by Messrs Miller Homes and consequently benefitting from the remaining term of an NHBC warranty, this semi-detached property occupies an enviable plot on the fringe of the development, with standout features being a private south facing garden and a large secondary garden to the gable end; of likely appeal to gardening enthusiasts and/or those needing space to park large vehicles (also having potential to extend subject to planning).

The light & airy accommodation currently comprises: a Hallway with Cloakroom, modern fitted Kitchen and an open Dining/Living Room with doors to the rear garden, complemented by 3 first floor Bedrooms, a generous En-Suite and a House Bathroom.

PRICE: £249,950

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Handily placed within **close proximity to Airedale General Hospital, Eastburn Primary School, the nearby railway station and a late opening Co-Op convenience store**, this modern family home is recommended for closer inspection and in detail comprises:

TO THE GROUND FLOOR

Part glazed composite door to:

HALLWAY: 10'6" x 3'7" with laminate flooring and staircase to the first floor.

CLOAKROOM: with low suite w.c, pedestal wash hand basin, part tiled wall and window with frosted glass.



KITCHEN: 10'6" x 7'7" with range of modern wall and base units, worktops, stainless steel sink unit & drainer, oven and 4 ring gas hob with stainless steel splash and extractor hood over, integrated space for washer, space for tall fridge/freezer and Vinyl flooring.

DINING & LIVING ROOM: 16'9" x 14'9" (L-shaped) with laminate flooring, large under stairs store with space for dryer, ample room for a dining table and glazed doors to the rear garden.



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: 9'2" x 6'9" with access to roof void and deep fitted cupboard/wardrobe with shelves & rail.

BEDROOM 1: 11'5" x 10'5" (L-shaped plus cupboard/wardrobe over the stairs bulkhead with hanging rail) having views towards Kildwick Moor.



EN-SUITE: 6'8" x 6'5" with large tiled shower enclosure with sliding glass door, low suite w.c, pedestal wash hand basin, extractor fan, Vinyl flooring and window with frosted glass.

BEDROOM 2: 10'11" x 7'9" with view over the rear garden.



BEDROOM 3: 7'3" x 6'9" with similar views.

BATHROOM: 7'9" x 5'7" with 3 piece suite comprising panelled bath, low suite w.c. pedestal wash hand basin, part tiled walls, extractor fan and Vinyl flooring.

TO THE OUTSIDE

The rear garden is majority flagged in Indian slate with a small lawn. The whole is enclosed by high level walls & panelled fencing with a double power socket and a timber gate, enjoying a high degree of shelter & privacy on the favourable south side.

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A driveway to the side provides private parking for 2 cars and there is a further large unexpected lawned garden to the gable end on the west side. There is consequently potential to extend and provide additional parking for larger vehicles.



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 C.

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

POST CODE: BD20 8BW

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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