



## 3 JACKSON ROW GLUSBURN



**A MODERN SEMI-DETACHED 3 BEDROOMED  
FAMILY HOME WITH A LARGER THAN  
AVERAGE GARDEN SITUATED ON A HIGHLY  
RESPECTED CUL-DE-SAC DEVELOPMENT**

**PRICE: £313,500**

8 Main Street, Cross Hills, Keighley BD20 8TB  
Tel: 01535 637 333 [www.wilman-wilman.co.uk](http://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 semi-detached family home occupies a generous plot including a larger than expected lawned garden and double width block paved driveway.

The thoughtfully designed 3 Bedroomed accommodation briefly includes a stylish En-Suite and House Bathroom, complemented by a ground floor Utility & Cloakroom, spacious Sitting Room and a superb Dining Kitchen with doors to the secure child & pet friendly garden.

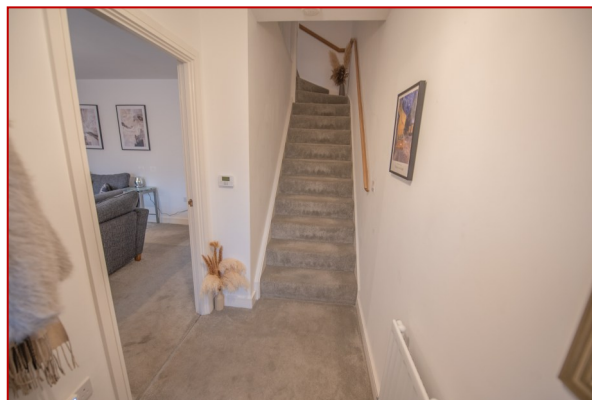
The Belvedere development is pleasantly located within the former grounds of Malsis school and contains an abundance of woodland & wildlife, offering a noticeably quiet lifestyle choice whilst still being within walking distance of Glusburn & Cross Hills, known for having well respected schools and a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

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

Part glazed composite door to:

### THE GROUND FLOOR

**HALLWAY:** 7'2" x 4'5" part matted flooring and staircase to the first floor.



**SITTING ROOM:** 14'4" x 13'9" with part feature wall and access to a useful storage area under the stairs.



**DINING KITCHEN:** 13'3" x 10'10" with range of wall and base units with worktops over, oven & 4 ring gas hob with glass splash back & extractor hood over, integrated fridge/freezer, tiled floor, ceiling downlights and generous dining area with glazed uPVC doors to the rear garden.



**UTILITY:** 5'7" x 4'2" with matching flooring, space for washer & dryer and fitted shelves.

**CLOAKROOM:** with matching flooring, low suite w.c, bracket wash hand basin, half tiled wall and extractor fan.

### THE FIRST FLOOR

**LANDING:** 10'5" x 6'10" with deep cupboard housing the Ideal combination boiler.

**BEDROOM 1:** 10'9" x 11'2" (max).



**EN-SUITE:** 7'9" x 4'7" with large tiled shower enclosure with Raindrop head & sliding door, low suite w.c, bracket wash basin, chrome ladder radiator, part tiled walls, ceiling downlights and extractor fan.



**BEDROOM 2:** 10'9" x 10'1" with access to roof void.



**BEDROOM 3:** 7'5" x 6'10" with deep store cupboard over the stairs.

**BATHROOM:** 6'11" x 5'7" with 3 piece suite comprising panelled bath, low suite w.c, bracket wash hand basin, part tiled walls, chrome ladder radiator, ceiling downlights, extractor fan and window with frosted glass.

### THE OUTSIDE

A double width block paved drive provides parking for 2 cars to the front.

The rear is majority lawned and part flagged including a timber shed. There is also an area of decking and a timber bar with power. The whole is securely enclosed by panelled fencing making it safe & secure for your children & pets.



**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 C.

**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.

**PRICE:** £313,500

**VISIT OUR WEBSITE:** [www.wilman-wilman.co.uk](http://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.*

