



**INGLEHURST
5 HIGHGATE
CROSS HILLS**



**AN INDIVIDUAL DETACHED FAMILY HOME
STANDING WITHIN LARGE PRIVATE GROUNDS
INCLUDING A DOUBLE GARAGE ALSO HAVING
THE OPTION TO EXTEND SITUATED IN A
SOUGHT AFTER PART OF THE VILLAGE**

PRICE: £535,000

8 Main Street, Cross Hills, Keighley BD20 8TB
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Situated in one of the most sought after locations in the local area, this highly individual detached property occupies a larger than average plot briefly including a double width driveway, a large lawned garden with fabulous established flower borders backing onto Glusburn Park; the whole being securely enclosed and enjoying a good degree of privacy making it safe & secure for a family with young children and pets.

The accommodation briefly includes an open Porch & welcoming Hallway, 2 spacious Reception Rooms, Breakfast Kitchen, Utility and ground floor w.c, being complemented by 3 well proportioned first floor Bedrooms and a House Bathroom off a spacious gallery Landing. There is also a superb adjoining Double Garage which has potential to be extended above it and to the rear without compromising the garden.

The small cul-de-sac of Highgate is pleasantly situated within a stone's throw of Glusburn Park and an excellent choice of schools including the highly regarded South Craven School with further everyday amenities available in Cross Hills whilst also being equidistant to the larger towns of Colne & Skipton (which also has the excellent Ermysted's Grammar & Girls High School).

Requiring modernisation but consequently giving prospective purchasers the opportunity to re-design the property to their own taste & specification, the accommodation in more detail comprising:

TO THE GROUND FLOOR

SIDE PORCH: with iron gate, leaded windows on 2 sides, tiled floor and multi-paned inner door to:

HALLWAY: 12'7" x 9'10" (max) with panelled walls and open staircase to the first floor with deep store under.



DINING ROOM: 13'6" x 13'5" with feature fireplace, coving and picture rails and windows on 2 sides with view over the garden.



SITTING ROOM: 14'9" x 12'8" with fireplace in raised tiled display sill, coving & picture rail, fitted bookshelves and windows on 2 sides with views over the garden.

BREAKFAST KITCHEN: 12'3" x 8'10" with range of units, part tiled walls, worktops, 1½ bowl stainless steel sink unit & drainer, oven & grill, 4 ring gas hob, integrated fridge, breakfast bar and part glazed uPVC door to the front.



INNER HALL: 6'0" x 2'7".

UTILITY: 9'7" x 6'5" with stainless steel sink unit & drainer, worktop, wall and base units, tiled floor, side window and part glazed uPVC door to the front garden.

W.C. with low suite w.c, wash hand basin with cupboard under, tiled walls & floor and window with frosted glass.

TO THE FIRST FLOOR

LANDING: 14'10" x 6'5" with coving, picture rail, access to the roof void, panelled walls and windows on 2 sides.

BEDROOM 1: 14'11" x 12'9" with picture rail, coving and lovely views over the rear garden and park beyond.



BEDROOM 2: 13'6" x 13'7" with picture rail, coving and lovely views over the rear garden and park beyond.



BEDROOM 3: 8'11" x 11'8" into fitted cupboards (one housing the hot water cylinder) with picture rail and views towards Cowling Pinnacle.

BATHROOM: 8'1" x 6'4" with 4 piece suite comprising panelled bath with shower over & glass screen, low suite w.c, pedestal wash hand basin, mirror fronted cabinet, bidet, chrome ladder radiator, tiled walls & floor and window with frosted glass.



TO THE OUTSIDE

A double width drive provides parking and gives access to the:

ADJOINING GARAGE: 20'8" x 18'6" with Firebird boiler, large oil tank and part glazed rear uPVC door & window to the garden.

A lovely established side garden including a greenhouse leads to a fabulous larger than average lawned garden to the rear with beautiful flower borders backing directly onto Glusburn Park.

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

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



SERVICES: Mains water, drainage, gas and electricity are connected to the property. The heating system is oil fired. 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.

POST CODE: BD20 8BE

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

