



wilman&wilman

**63 SYCAMORE GROVE
EASTBURN**



**A WELL PRESENTED 3 STOREY 5 BEDROOMED
SEMI-DETACHED FAMILY HOME WITH AN
INTEGRAL GARAGE, LARGE GARDENS AND A
FURTHER ROOF TERRACE SITUATED IN A
POPULAR RESIDENTIAL AREA**

PRICE: £425,000

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





Located towards the head of a modern cul-de-sac constructed approximately 8 years ago, this impressive semi-detached house is well presented throughout and provides living space in excess of 1500 sq ft (exclusive of an integral Garage) with the versatile family accommodation covering 3 floors levels.

To the ground floor is a **Living & Dining Kitchen and Cloakroom** with access to the Garage; the first floor including a **Sitting Room with doors to the roof terrace, 2 Bedrooms and a spacious Shower Room**. There are **3 further second floor Bedrooms** (one with an En-Suite) and a House Bathroom, externally having the benefit of a large family garden and driveway parking for 2 cars.

Eastburn offers a range of local amenities including a **primary school, village store and fish & chip shop with South Craven Secondary in the neighbouring village of Cross Hills and Airedale General Hospital & Steeton railway station also within walking distance**; the latter providing a regular well connected service to Skipton, Leeds and Bradford.

To be seen to appreciate the feeling of space & flexibility of accommodation, the property in further detail comprises:

TO THE GROUND FLOOR

Part glazed composite door to:

HALLWAY: 21'10" x 6'1" with large matted flooring, feature panelled walls and open spindled staircase to the first floor.

CLOAKROOM: 5'9" x 2'8" with low suite w.c, wash hand basin, laminate floor and extractor fan.

Open plan **DINING KITCHEN:** 19'2" x 16'6" (max) with LVT flooring, range of wall and base units, Oak effect laminate worktop incorporating electric oven, integrated microwave, 4 ring gas hob with extractor hood over, 1½ bowl stainless steel sink unit & drainer, integrated dishwasher and **DINING AREA** with space for a table & sofa, and fully glazed doors to the garden.



INTEGRAL GARAGE: 19'5" x 9'9" with up-and-over door, power & light, Ideal boiler, pressurised hot water cylinder and washer plumbing.

TO THE FIRST FLOOR

LANDING: with return staircase to the 2nd floor.

SITTING ROOM: 16'5" x 12'2" with glazed doors to the roof terrace.

BEDROOM 2: 14'4" x 8'8" (max) with views over roof tops towards countryside.



BEDROOM 4: 10'11" x 7'6".



SHOWER ROOM: 8'8" x 8'6" comprising large walk-in shower enclosure with thermostatic unit, low suite w.c, wash hand basin, laminate floor, frosted upVC window, chrome ladder towel rail and extractor fan.

TO THE SECOND FLOOR

LANDING: with access to the roof void.

MASTER BEDROOM 16'5" x 11'10" (inclusive of en-suite) **ROOF TERRACE:** overlooking the garden with railings, with 2 windows to the rear and recess for wardrobes or dressing outside lighting and power point area.

EN-SUITE: 7'6" x 4'7" comprising large walk-in shower enclosure with thermostatic unit & tiled walls, low suite w.c, wash hand basin, LVT flooring, chrome ladder towel rail, part tiled walls and extractor fan.

BEDROOM 3: 14'4" x 8'1" with lovely elevated views.

BEDROOM 5: 10'9" x 8'0".



BATHROOM: 8'1" x 5'7" comprising panelled bath with thermostatic shower over & glass screen, low suite w.c, pedestal wash hand basin, laminate flooring, part tiled walls, extractor fan, frosted upVC window and chrome ladder towel rail.



TO THE OUTSIDE

To the front there is an external light and a block paved driveway providing parking for 2 cars.

The large rear family garden comprises a flagged patio and a generous lawn with a further flagged patio, the whole being bounded by high level timber fencing. There is also pedestrian access to the gable end.



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

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.

POST CODE: BD20 7SW

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: £425,000

VISIT OUR WEBSITE: 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.

