



**GRASMERE HOUSE
COLLEGE ROAD
BRADLEY**



**A STUNNING 5 BEDROOMED DETACHED
FAMILY HOME WITH A DOUBLE GARAGE AND
GENEROUS PARKING & GARDENS ENJOYING A
FABULOUS OUTLOOK DIRECTLY OVER
FIELDS & COUNTRYSIDE**

PRICE: £1,100,000

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





Occupying a larger than average plot including generous gardens and parking for several cars, this premium detached family home has been recently constructed to the highest standard with the remainder of an architects warranty, covering approximately 3500 sq ft over 3 floor levels (exclusive of a Double Garage) including 5 Double Bedrooms & 3 Bathrooms accessed via a Gallery Landing with exposed stone walls.

The bedrooms are complemented by a welcoming Hallway with a Cloakroom and a large Living Room with a standout feature being a superb open plan Living/Dining Kitchen & Snug with sliding doors to the rear garden, also including a Utility and Inner Hall leading to a versatile Games Room above the garage with the provision to form an Annexe (with plumbing already installed).

College Road is a highly regarded cul-de-sac in the popular village of Bradley, a small semi-rural community nestled just outside Skipton, known for having a well respected primary school, a friendly pub and lovely walks along the Leeds Liverpool canal.

Immaculately presented and having a very high specification including Lutron lighting, under floor heating and handmade & painted furniture to the kitchen & bedrooms, the property is highly recommended for closer inspection to appreciate the quality of finish and in detail comprises:

TO THE GROUND FLOOR

Heavy panelled door with side windows to:

HALLWAY: 18'2" x 11'8" (plus deep fitted cupboards) with stone flagged floor, exposed stone walls, and return open Oak staircase to the first floor with glass panels & useful store under.

CLOAKROOM: with matching floor, low suite w.c, circular sink on stone bank, ceiling downlights, extractor fan and window with frosted glass.

LIVING ROOM: 23'6" x 13'0" a lovely through room with solid fuel stove on stone hearth, ceiling downlights and bi-fold doors to the rear patio garden with fabulous views over fields.



UTILITY: 11'2" x 9'6" with tiled floor, handmade units, granite worktops, Belfast style sink unit, space for washer & dryer, integrated freezer, side composite door and boiler room housing the Worcester boiler, pressurised water cylinder and underfloor heating controls.

REAR HALL: 8'9" x 5'10" (plus fitted cupboards) with tiled floor, access to garage and staircase to a first floor:

GAMES ROOM / POSSIBLE ANNEXE: (above the garage) 21'3" x 17'0" (plumbing installed) with range of eaves storage, ceiling downlights and 3 Velux windows (also having been wired for the provision of a cinema room).



LIVING KITCHEN: 27'3" x 22'4" with Oak flooring, extensive range of handmade units, granite worktops, Belfast style sink unit, integrated Neff appliances including oven, grill, coffee machine, & dishwasher, integrated fridge, glass fronted cabinet, large island unit with granite top, 5 ring Neff induction hob & extractor hood over, wine cooler under, adjoining contrasting Oak breakfast bar, ceiling downlights, 3 Velux roof lights, sliding doors to the patio, **DINING AREA** with fitted seats and open plan access to:

SNUG: 11'10" x 11'3" with matching flooring, ceiling downlights and modern electric fire with Oak display shelf over in recess for wall TV.



THE FIRST FLOOR

GALLERY LANDING: 11'7" x 20'3" with Oak handrails & glass panels, exposed stone walls, fitted cupboard and matching return staircase to the second floor.



MASTER BEDROOM: 15'7" x 10'9" with fitted wardrobes, drawers & dressing table, ceiling downlights and fabulous views over fields.

WALK-IN WARDROBE: 13'11" x 5'10" with bespoke fitted wardrobes & shelves and ceiling downlights.

LUXURY EN-SUITE: 14'2" x 6'4" with 4 piece suite comprising large shower enclosure with dual heads & glass screen, freestanding bath, low suite w.c, his & hers sinks with drawers under and feature lighting, mirror fronted cabinet, further large recessed wall mirror with marble display sill, fully tiled walls & floor, ceiling downlights and extractor fan.



HOUSE BATHROOM: 11'6" x 8'0" with 4 piece suite comprising dual head shower, freestanding bath, low suite w.c, wash basin, ladder radiator, contrasting tiled walls & floor, extractor fan and 2 windows with far reaching views.

BEDROOM 2: 12'11" x 11'11" with bespoke fitted wardrobes & drawers, ceiling downlights and view over the front garden.

BEDROOM 3: 12'11" x 11'5 (max) with ceiling downlights and fabulous views over fields.

TO THE SECOND FLOOR

LANDING: 11'3" x 7'7" with ceiling downlights, 2 Velux windows and eaves storage cupboards.

BEDROOM 4: 18'0" x 15'10" with fitted wardrobes & drawers and Velux windows to the front & rear.

SHOWER ROOM: 7'5" x 7'3" with shower enclosure, low suite w.c, wash basin with drawers under, illuminated mirror, tiled walls & floor, chrome ladder radiator and Velux window.

BEDROOM 5: 18'0" x 13'1" with fitted wardrobes & drawers and Velux windows to the front & rear.

TO THE OUTSIDE

An extensive driveway provides parking for several cars giving access to an integral **DOUBLE GARAGE:** 19'6" x 18'8" (max) with underfloor heating, base units, sink unit, granite worktop and 2 electric doors.

The front garden is part flagged with a large lawn enclosed by drystone walls. A flagged patio garden to the rear enjoys a fabulous outlook over fields on the south side.



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

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 9DT

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: £1,100,000

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

