



HILLCREST STARKEY LANE FARNHILL



**A BEAUTIFULLY RESTORED DETACHED
FAMILY HOME OCCUPYING GENEROUS
GROUNDS WITH FABULOUS ELEVATED VIEWS
ACROSS THE AIRE VALLEY**

PRICE: £599,950

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





Occupying a prominent elevated position in a highly regarded village location, this individual detached family home was constructed in the 1920's and still retains original character features whilst also being the subject of full modernisation with a noticeably high standard of finish throughout.

The accommodation includes a welcoming Hallway with an open staircase, excellent storage and a Utility with w.c, generous Sitting Room with a solid fuel stove and a superb full depth Dining Kitchen with a breakfast bar, further solid fuel stove & patio doors; being complemented by a light & airy Balcony Landing, a modern House Bathroom and 3 beautiful Bedrooms (with a luxury En-Suite to the master).

Externally there is driveway parking and generous grounds which include a lawned garden, established shrubs & evergreens and flagged patios to the front & rear. Planning has also been passed for a single storey extension.

The fashionable village of Farnhill is well known for its moorland and canal side walks and the popular White Lion public house, with everyday facilities & amenities in neighbouring Cross Hills village centre just a mile away and Airedale Hospital and Steeton & Silsden Railway Station also within short travelling distance by car.

Immaculately presented, closer inspection is highly recommended with the accommodation in detail comprising:

TO THE GROUND FLOOR

Composite door to:

HALLWAY: 20'5" x 5'9" with laminate flooring, windows on 2 sides, half panelled walls, large store cupboard and open staircase to the first floor with further storage under.



SITTING ROOM: 12'11" x 12'11" with solid fuel stove on stone hearth with Oak mantel, half panelled walls and windows on 2 sides with lovely far reaching views across the valley.

UTILITY / CLOAKROOM: 8'0" x 5'10" with wall and base units, Belfast style sink unit, worktops, cupboard housing the Worcester combination boiler, integrated washing machine, tiled floor, part panelled walls, low suite w.c, towel radiator, fitted seat with storage, ceiling downlights and window with frosted glass.

REAR LOBBY: 9'0" x 5'9" with laminate flooring, bespoke cloaks cupboard, shelves, coat hooks & seat, composite door to the driveway and opening to:

DINING KITCHEN: 21'4" x 10'11" with high quality wall and base units with Quartz worktops, range oven with 7 ring gas hob & extractor hood over, large island unit with 3 stool breakfast bar, part tiled walls, Belfast style sink unit, integrated dishwasher, solid fuel stove on flagged hearth with stone lintel, ceiling downlights and generous dining area with composite doors to a patio with fare reaching views.



TO THE FIRST FLOOR

BALCONY LANDING: 14'2" x 11'4" (max L shape) with access to the loft, potential **STUDY AREA** and windows to the front & rear with far reaching views.

BEDROOM 1: 15'0" x 10'11" with feature panelled walls and windows on 2 sides with superb views.

LARGE EN-SUITE: 10'7" x 5'11" a luxury suite comprising 'his & hers' sinks with cupboards under & display sill, low suite w.c, large walk-in dual head shower with fixed glass screen, part tiled/panelled walls, tiled floor, towel radiator, ceiling downlights and window with far reaching views.



BEDROOM 2: 13'0" x 10'0" with half panelled wall and windows on 2 sides with fabulous views.



BEDROOM 3: 9'1" x 6'4" with picture rail.

BATHROOM: 6'2" x 5'11" a modern suite comprising bath with claw feet & shower over with glass screen, low suite w.c, wash hand basin, towel radiator, part tiled/panelled walls, tiled floor, ceiling downlights and window with frosted glass.



TO THE OUTSIDE

Metal gates give access to a driveway and a flagged sitting out area to the rear. Planning has also been passed for a single storey extension. There is a generous lawned garden to the front and a raised patio with doors from the dining kitchen and fabulous views across the valley.



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 E.

POST CODE: BD20 9AN

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

