



9 HIGH PASTURES KEIGHLEY



**AN IMMACULATE 5 BEDROOMED
DETACHED FAMILY HOME WITH AN
INTEGRAL DOUBLE GARAGE AND
GENEROUS LANDSCAPED GARDENS
ENJOYING FABULOUS ELEVATED VIEWS**

PRICE: £419,950

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





Occupying a generous plot on a modern residential cul-de-sac, this light & airy detached property was constructed by Messrs Skipton Properties in 2001 and has been **immaculately maintained & improved by the current owners, covering approximately 1850 square feet over 3 floor levels (exclusive of an integral Double Garage).**

The ground floor comprises a **Cloakroom, versatile 5th Bedroom or Study and a lovely Sitting Room with fabulous views** (also providing access to the integral garage). The **Master Bedroom & upgraded 4 piece En-Suite** are at lower ground floor level along with a **Utility & Store Room** and a superb open plan **Living & Dining Kitchen with doors to the rear garden. Three further well proportioned Bedrooms and the House Bathroom** are to the first floor.

Keighley is known for having the last stop on the **heritage steam line of Worth Valley Railway** which runs through the heart of Bronte Country but is also **well connected to the nearby towns and cities of Skipton, Leeds & Bradford making it ideal for those looking to commute to work.**

Externally the property provides **private double width driveway parking to the front, with the large rear & side gardens being standout features which enjoy fantastic elevated views.**

Being served by solar panels which contribute to the majority of the electricity bills, the property **must be seen to fully appreciate the size & quality of the accommodation** and in detail comprises:

TO THE GROUND FLOOR

Part glazed composite door to:

HALLWAY: 15'9 x 6'4" with open staircase to the first & lower ground floor.

CLOAKROOM: with tiled floor, low suite w.c, bracket wash hand basin, towel radiator, ceiling downlights and window with frosted glass.

BEDROOM 5 / STUDY: 10'8" x 9'5" a versatile room which could also be used a snug.



SITTING ROOM: 17'7" x 12'9" with access to integral double garage and glazed uPVC door & window to Juliette balcony with fabulous views.

TO THE LOWER GROUND FLOOR

HALLWAY: 15'9" x 6'4" with useful store under.

MASTER BEDROOM: 19'8" x 10'7" with fitted wardrobes with mirror fronted sliding door, feature panelled wall and lovely views.



EN-SUITE: 10'8" x 6'0" (also accessed from the hall) with upgraded luxury 4 piece suite comprising bath with shower head attachment, dual head shower enclosure, low suite w.c, wash hand basin with drawers under, chrome towel radiator, tiled walls & floor, ceiling downlights and window with frosted glass.



LIVING / DINING KITCHEN: 25'3" x 19'10" with open plan dining & TV area with glazed doors to the garden, superb wall & base units, carbon mist granite worktops, Neff 5 ring gas hob with stainless steel extractor hood over, composite sink, eye level oven/grill, integrated dishwasher, space for American style fridge/freezer, breakfast bar and large feature island unit.



UTILITY: 8'9" x 4'10" with vinyl flooring, wall and base units, composite sink & drainer, washer plumbing enclosure for fridge/freezer and access to a very useful **STORE ROOM:** 8'5" x 5'9".

TO THE FIRST FLOOR

LANDING: 8'3" x 6'2".

BEDROOM 2: 13'4" x 9'1" with fabulous views and fitted wardrobes with mirror fronted sliding doors.



BEDROOM 3: 12'6" x 10'11" with fitted wardrobes with mirror fronted sliding doors.

BEDROOM 4: 9'10" x 8'3" with fabulous views.



HOUSE BATHROOM: 9'3" x 6'4" comprising panelled bath with shower over, low suite w.c, pedestal wash hand basin, ladder radiator, tiled walls, vinyl floor, windows with frosted glass, ceiling downlights and fitted airing cupboard over the stairs.

TO THE OUTSIDE

There is a part flagged & astroturfed foregarden with established borders and a double width driveway providing private parking and giving access to:

DOUBLE GARAGE: 20'0" x 17'8" with 2 electric doors, rear window and Worcester combination boiler.

Large gardens to the side and rear are standout features, being flagged & astroturfed for ease of maintenance, enjoying superb uninterrupted views and being ideal for a family with pets & young children.



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 levied by The City of Bradford Metropolitan District Council.

POST CODE: BD22 6JY

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.

