



**7 BEANLANDS DRIVE
GLUSBURN**



**A SIGNIFICANTLY IMPROVED 3
BEDROOMED DETACHED BUNGALOW WITH A
LUXURY EN-SUITE AND A GARAGE WELL
SITUATED ON A SOUGHT AFTER CUL-DE-SAC
CLOSE TO LOCAL AMENITIES**

PRICE: £375,000 - NO CHAIN

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





Standing on a much sought after cul-de-sac within walking distance of a wide range of shops and services in Cross Hills village centre, this 3 Bedroomed detached bungalow has been **comprehensively modernised by the current owner**, with the property briefly comprising a **generous Dining Kitchen, spacious Sitting Room, 3 Double Bedrooms (with En-suite to the Master) and a luxurious Shower Room.**

Externally the property benefits from **driveway parking, mature lawned gardens, a flagged patio with views towards Cowling Pinnacle and a Garage with Utility area.** Solar panels with a generous feed in tariff are installed along with a full CCTV & alarm system.

Glusburn is a very popular village known for having a beautiful park, with neighbouring Cross Hills offering a useful range of amenities including a Health Centre with pharmacy, Co-Operative store, cafes and restaurants along with **an excellent bus service and Steeton & Cononley railway stations providing excellent links to the larger towns & cities of Skipton, Keighley, Bradford and Leeds.**

Highly recommended for closer inspection, the accommodation comprises in more detail:

Part glazed composite entrance door to:

ENTRANCE PORCH: 7'3" x 4'10" (inclusive of cloaks cupboard) with Amtico flooring, window to the front and inner door to:

DINING KITCHEN: 21'1" x 9'8" with range of oak wall and base units incorporating electric oven, microwave oven, 4 ring induction hob with extractor fan over, sink, Corian worktops, integrated fridge freezer, slimline dishwasher, Amtico flooring, cupboard housing the pressurised hot water cylinder, range of display cabinetry, **DINING AREA** and part glazed door to the rear garden.



SITTING ROOM: 17'8" x 12'7" with coved ceiling, feature gas fire recessed to the chimney breast, large window and wall TV point.

INNER HALLWAY: 14'4" x 3'4" with coved ceiling and access via drop down ladder to partially boarded roof void.

BEDROOM 1: 13'5" x 11'7" (max) with extensive range of oak wardrobes with drawers & hanging rails, coved ceiling and views over the garden to the rear.

EN-SUITE SHOWER ROOM: 8'11" x 2'10" comprising shower enclosure, low suite w.c, wash hand basin, feature towel rail, fully tiled walls & floor (with underfloor heating), frosted window and extractor fan.



BEDROOM 2: 11'6" x 8'11" with range of bed head furniture and matching drawers.

BEDROOM 3: 12'6" x 8'11" currently utilised as a snug with a range of display shelving, cupboards & drawers with TV point, coved ceiling and views over the rear garden.

SHOWER ROOM: 9'6" x 5'4" comprising fully glazed corner shower enclosure, low suite w.c, bidet, wash hand basin, fully tiled walls & floor with underfloor heating, illuminated wall mirror, chrome towel rail, LED sensor lighting and frosted window.



TO THE OUTSIDE

There is block paved driveway parking giving access to the **GARAGE:** 18'7" x 9'2" with electric up-and-over door, washer plumbing, sink unit, power and light, the solar panel inverter and a car charging point.

The front garden is majority lawned with established shrubs & planted borders and access to the rear garden via timber gates.

There is a flagged patio by the back door to the rear of the garage with views towards Cowling Pinnacle and a screened bin store area.

The rear garden is majority lawned with established planting, timber fence boundaries and a westerly aspect with views across to Sutton Clough. There is also a timber storage shed.



SERVICES: Mains water, drainage, gas and electricity are connected to the property. Solar panels with a feed in tariff to the grid generate a substantial annual return. 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.

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

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

POST CODE: BD20 8PZ

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

