



wilman&wilman

**10 MEADOWCROFT
GARGRAVE**



**AN EXTENDED & MUCH IMPROVED
DETACHED BUNGALOW OCCUPYING A LARGE
PLOT AT THE HEAD OF A PRIVATE CUL-DE-SAC
INCLUDING A GARAGE, WORKSHOP, GENEROUS
GARDENS AND EXCELLENT PARKING**

PRICE: £399,950

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





Occupying a larger than average choice plot up a private road at the head of a quiet cul-de-sac, this individual detached bungalow consequently boasts driveway parking for several cars, generous landscaped gardens, a Garage and a Workshop; being within comfortable walking distance of the village centre and ideally suited to the active retirement market.

The beautifully presented accommodation includes a **spacious Porch, 2 well proportioned Reception Rooms, a high quality Breakfast Kitchen, modern Shower Room and 2 Double Bedrooms**, complemented by a superb extended En-Suite Bathroom to the Master.

Gargrave is a sought after semi-rural village known for having **2 friendly pubs, a Co-Op, a variety of independent shops & eateries and a choice of country walks virtually from the doorstep**, with neighbouring Skipton providing further everyday services & amenities.

Offered with no forward chain, the bungalow is highly recommended for closer inspection and in further detail comprises:

Majority glazed uPVC door to:

PORCH: 9'9" x 5'1" with matted flooring, clothes rail & shelf and majority glazed inner door to:

SITTING ROOM: 16'0" x 13'5" with coal effect gas fire and picture window to the front.



DINING ROOM: 16'0" x 8'2" with deep cupboard with fitted shelves & radiator and glazed uPVC doors to the front.

KITCHEN: 16'4" x 8'6" with range of wall and base units with wooden worktops over incorporating 1½ bowl sink & drainer, 4 ring electric hob, eye level oven, integrated dishwasher, cupboard housing the Baxi combination boiler, space for washer, tile effect flooring, part tiled walls, oak breakfast bar and half glazed uPVC door to the rear.



BEDROOM 1: 12'11" x 10'9" with 2 sets of fitted wardrobes.

EN-SUITE: 9'9" x 8'9" with modern 3 piece suite comprising panelled bath, wash hand basin with cupboard under, low suite w.c., part tiled walls, towel radiator, ceiling downlights, vinyl flooring and window with frosted glass.



BEDROOM 2: 11'6" x 10'9" with 2 sets of fitted wardrobes and view over the rear garden.



SHOWER ROOM: 8'6" x 5'2" with large shower enclosure with fixed glass screen, low suite w.c., wash hand basin with cupboard under, chrome towel radiator, mermaid boarded walls, vinyl flooring, ceiling downlights, access to roof void and window with frosted glass.



TO THE OUTSIDE

A private driveway provides parking for several cars and gives access to an **ADJOINING GARAGE:** 15'8" x 9'3" with electric up-and-over door, rear window to workshop and power & light.

To the rear is an adjoining **WORKSHOP:** 14'9" x 6'6" with fitted workbench and uPVC window and a further useful **STORE:** 5'10" x 5'1" with fitted shelf and power points.



The generous rear garden is lawned & flagged with established borders enclosed by upgraded panelled fencing.



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: BD23 3SN

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: £399,950

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.

