



8 HAYFIELD VIEW GLUSBURN



**A MODERN 4 BEDROOMED DETACHED
FAMILY HOME WITH A LARGE GARAGE,
EXCELLENT PARKING AND GENEROUS
GARDENS OCCUPYING A CHOICE PLOT AT THE
HEAD OF THE CUL-DE-SAC ON AN AWARD
WINNING DEVELOPMENT**

PRICE: £665,000

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





Constructed by Messrs Skipton Properties only 6 years ago (having the remainder of a 10 year NHBC warranty) on what has become a **sought after award winning development**, this individual detached property stands in an **enviable position at the head of a cul-de-sac and consequently commands fabulous elevated views across the valley**, providing circa **1850 square feet of family accommodation with large gardens, a Double Garage and block paved driveway parking for 4/5 cars.**

The ground floor living space (with underfloor heating) comprises a **generous Hallway & Cloakroom, generous full depth Sitting Room with a solid fuel stove, a Study or Snug and a superb open plan Dining/Living Kitchen with doors to the rear garden** as well as a **separate Utility**. The first floor includes a **Gallery Landing, 4 well Double Bedrooms (2 with an En-Suite)** and a stylish House Bathroom.

Glusburn & nearby Cross Hills provide **highly regarded schools, independent shops and lovely country walks**, also being well connected on a **bus route and via a train station in Steeton providing links to Skipton & Leeds.**

Early viewing is highly recommended due to the popularity and speed of sales on Hayfield View, with the accommodation in further detail comprising:

Composite door to:

HALLWAY: 13'6" x 10'8" with Karndean flooring and open **TO THE FIRST FLOOR** spindled staircase to the first floor.

CLOAKROOM: with matching flooring, low suite w.c, pedestal wash hand basin, part tiled walls, ceiling downlights and window with frosted glass.

SNUG / STUDY / BEDROOM 5: 10'7" x 10'2" with windows on 2 sides.



SITTING ROOM: 22'9" x 12'6" with solid fuel stove on flagged hearth with Oak mantel, windows on 2 sides and glazed uPVC doors to the garden.

LIVING / DINING KITCHEN: 20'1" x 18'0" with Karndean flooring, range of wall and base units, granite worktops, twin Belfast style sink unit, range oven with 5 ring gas hob & stainless steel extractor hood over, integrated dishwasher & fridge freezer, breakfast bar with granite worktop, part tiled walls, generous **DINING AREA** with glazed uPVC doors to the garden, further seating area and deep understairs store cupboard.

UTILITY: 10'0" x 6'10" with matching flooring, wall and base units, worktops, stainless steel sink unit & drainer, space for washer & dryer, windows on 2 sides and composite door to the garden.

GALLERY LANDING: 14'10" x 10'9" with access to roof void.



BEDROOM 1: 13'9" x 11'0" (plus mirror fronted sliding wardrobes) with further storage cupboard housing the hot water cylinder and windows on 2 sides with far reaching views.



LARGE EN-SUITE: 6'10" x 9'10" comprising shower enclosure with dual head shower, low suite w.c, bracket wash hand basin, large wall mirror, chrome ladder radiator, high quality flooring, ceiling downlights, extractor fan and 2 windows with frosted glass.



BEDROOM 2: 14'2" x 11'9" with windows on 2 sides and far reaching views.



EN-SUITE: 6'10" x 9'10" comprising shower enclosure with dual head shower, low suite w.c, bracket wash hand basin, large wall mirror, chrome ladder radiator, high quality flooring, ceiling downlights and extractor fan.

BEDROOM 3: 10'9" x 10'7" with windows on 2 sides with far reaching views.

BEDROOM 4: 10'7" x 10'2" with windows on 2 sides with far reaching views.

HOUSE BATHROOM: 8'9" x 6'9" comprising panelled bath with shower over & glass screen, low suite w.c, bracket wash hand basin, chrome ladder radiator, part tiled walls, ceiling downlights, extractor fan, high quality flooring and 2 windows with frosted glass.

TO THE OUTSIDE
There is a generous block paved front driveway providing parking for 2/3 cars giving access to a **DOUBLE GARAGE:** 19'9" x 19'9" with electric door, rear pedestrian door, power & light and Vokera boiler.

There are 2 further block paved parking spaces to the side and a small lawn.

Gates to the side & rear give access to larger than expected wrap-around landscaped gardens including a lawn, flagging and various sitting out areas which catch the sun at different times of the day. The whole is ideally suited to gardening enthusiasts and/or a family with young children & pets.



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 .

POST CODE: BD20 8DZ

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

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

