



**23-25 GREEN HEAD LANE
UTLEY**



**A HIGHLY INDIVIDUAL SUPERBLY
MODERNISED 4 BEDROOMED DETACHED
FAMILY HOME WITH A 1 BEDROOMED
ADJOINING ANNEXE, LARGE GARDENS &
PARKING FOR SEVERAL VEHICLES**

PRICE: £499,950

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





Significantly improved by the current owners to include bespoke joinery and quality fixtures & fittings combined with original period features throughout, this spacious 4 Bedroomed family home also has the rare advantage of a further 1 Bedroomed Annexe, boasting an impressive total floor area of circa 2200 sq ft.

The accommodation briefly comprises: a large Reception Hall, Sitting Room, Dining Kitchen, Snug, Cloakroom and vaulted Cellar, complemented by 4 well proportioned Bedrooms, and En-Suite and a family Bathroom. The versatile 1 Bedroomed Annexe (currently used as a workshop) offers further living potential or excellent workshop / storage facilities.

Externally the property benefits from good sized family gardens and plentiful parking to a gravelled driveway with the provision to install electric gates. CCTV and a house alarm are also installed.

Green Head Lane is conveniently located on the border of Utley & Keighley within short driving distance of the Golf & Rugby Clubs and a comfortable walk to Keighley town itself, providing a wide range of shops & services and also being well connected via the Airedale train line between Skipton & Leeds.

Closer inspection is highly recommended, with the accommodation in detail comprising:

Multi-paned door to:

RECEPTION HALL: 11'10" x 11'2" with exposed beams & stonework and display recess with cupboard below.



SITTING ROOM: 14'11" x 11'3" with windows on 2 sides, solid fuel stove recessed to chimney breast with stone hearth & red brick surround, storage cupboard to both alcoves, exposed beams and views over the garden.

INNER HALLWAY: with access to the cellar and staircase to the first floor with feature panelled wall.

BARRELL VAULTED CELLAR: 12'0" x 12'1" a lovely original cellar space ideal for storage, also housing the combination boiler.

OPEN PLAN KITCHEN & DINING ROOM: 28'6" x 10'9" (max) with range of wall and base units with Corian working surfaces over, ceramic sink unit, integrated fridge freezer & dishwasher, Range cooker with concealed extractor hood over, breakfast bar island, herringbone tiled flooring, exposed beams and opening to **DINING AREA** with matching flooring, 2 wall light points and pendant lighting.

CLOAKROOM: 8'3" x 3'0" with low suite w.c, pedestal wash hand basin, part tiled walls and matching flooring.



SNUG: 13'8" x 11'11" with bespoke media unit, solid fuel stove, windows on 2 sides and bi-fold doors to the garden.

UTILITY: 12'6" x 7'5" with wall and base units with cast concrete working surface, washer and dryer plumbing, oak flooring and door to the garden.

TO THE FIRST FLOOR

LANDING: with glass balustrade, feature arched window and useful linen cupboard.



BEDROOM 1: 15'0" x 12'0" with feature solid fuel stove recessed to original stone fireplace, attractive exposed stone wall, range of fitted wardrobes and window seat with views across the valley.

EN-SUITE: 9'4" x 2'9" comprising shower enclosure with thermostatic shower and tiled walls, low suite w.c, wash hand basin, tiled floor, part tiled walls and extractor fan.

BEDROOM 2: 11'11" x 11'10" with windows on 2 sides and wall TV point.



BEDROOM 3: 11'10" x 9'2" with exposed stone wall.



BEDROOM 4: 11'10" x 7'7" wall TV point.

BATHROOM: 8'8" x 6'11" comprising panelled bath with thermostatic shower over, low suite w.c, pedestal wash hand basin, tiled floor, chrome ladder towel rail, part tiled walls, extractor fan and frosted window.

THE ANNEXE

Currently utilised as a workshop with **DINING KITCHEN:** 19'7" x 7'0", extractor fan, sink unit with water, laminate floor and door to:

BEDROOM & EN-SUITE FACILITIES: 12'7" x 12'0" with water connection.



TO THE OUTSIDE

There is gravelled parking to the front of the property for several vehicles (with the provision for electric gates).

The large rear garden comprises flagged patios, a shaped lawn with planted borders, lighting and a screened storage area; the whole being remarkably private and secure for young children and 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.

POST CODE: BD20 6EL

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.

