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**35 PARK ROAD
CROSS HILLS**



**A MODERNISED & SUPERBLY PRESENTED 4
BEDROOMED DETACHED FAMILY HOME
WITH A DOUBLE GARAGE AND A GENEROUS
GARDEN IN A PRESTIGIOUS LOCATION
CLOSE TO THE VILLAGE CENTRE**

PRICE: £575,000

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





Occupying a premium position in a small enclave of just 3 properties, in one of the most sought after addresses in the local area, this individual detached 4 Bedrommed family home stands within large grounds including ample driveway parking, a detached Double Garage and lawned gardens with long distance southerly views.

The beautifully presented and modernised accommodation extends to approximately **1400 square feet** including to the ground floor: a welcoming Hallway with **Shower Room**, large **Dining Kitchen with an Aga**, and a **Sitting Room** with elevated long distance views. **Four good sized Bedrooms & a large family Bathroom** at first floor level benefit from views over Glusburn Park or towards Sutton Clough and Cowling Pinnacle.

The property is situated within short walking distance of Glusburn Park and the village centre which provides a range of everyday shops & services, and an excellent choice of primary schools along with the highly acclaimed **South Craven Secondary school**. Also being **equidistant to the larger towns of Colne, Skipton & Keighley**.

Highly recommended for closer inspection, the property in detail comprises:

TO THE GROUND FLOOR:

Part glazed composite door to:

PORCH: multi-paned inner door to:

HALLWAY: with spindle staircase to the first floor with store cupboard under, useful cupboard for coats and shoe storage.



SHOWER ROOM: 11'2" x 3'2" comprising shower cubicle with thermostatic shower, low suite w.c, wash hand basin, chrome ladder towel rail, tile effect flooring, frosted uPVC window and part tiled walls.

DINING KITCHEN: 23'7" x 13'0" range of wall and base units with granite worktops over incorporating recessed 1½ bowl stainless steel sink unit, integrated washer, dishwasher and fridge freezer, electric Aga with extractor hood over, windows to 2 sides, laminate flooring and **DINING AREA**.

SITTING ROOM: 16'8" x 16'0" (max) with coved ceiling and fully glazed patio doors to the flagged terrace with views towards Cowling Pinnacle.



TO THE FIRST FLOOR

LANDING: with access via drop down ladder to part boarded roof void

BEDROOM 1: 14'10" x 10'5" windows to 2 sides with long chrome ladder towel rail, tile effect flooring, extractor fan and distance views and a range of fitted wardrobes and bedroom frosted uPVC window furniture.



BEDROOM 2: 10'11" x 9'9" with coved ceiling and views to Glusburn park.



BEDROOM 3: 11'8" x 7'6"

BEDROOM 4: 11'4" x 7'11" windows to 2 sides, a range of fitted wardrobes and views to Glusburn park.



BATHROOM: 12'0" x 6'0" (max) comprising panelled bath, low suite w.c, wash hand basin, shower enclosure with thermostatic shower, boarded walls, illuminated wall mirror,



TO THE OUTSIDE

To the front is a low maintenance garden, and a tarmac driveway provides parking for several vehicles and leads to the :

DETACHED DOUBLE GARAGE: 18'1" x 18'0" with electric up and over door, power and light and cold water tap.

To the rear is a large flagged patio, a shaped lawn with planted borders, and a further raised flagged terrace, the whole having long distance views and being bounded by panelled fencing, being ideally suited to those with children and or 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 F.

POST CODE: BD20 8BG

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.

