



**16 CLAYTON HALL ROAD
CROSS HILLS**



**A WELL PRESENTED 3 BEDROOMED
SEMI-DETACHED FAMILY HOME WITH A SNUG,
SUN ROOM, PARKING AND AN ENCLOSED GARDEN
WITH A BESPOKE GARDEN ROOM SITUATED
ON A POPULAR RESIDENTIAL CUL-DE-SAC CLOSE
TO THE VILLAGE CENTRE**

PRICE: £330,000

8 Main Street, Cross Hills, Keighley BD20 8TB
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Standing on the popular cul-de-sac of Clayton Hall Road, constructed approximately 27 years ago, number 16 has been the subject of continuing improvement by the current owners to include an extended Sun Room and a modern En-Suite Shower Room, presented to a high standard of finish throughout.

The versatile accommodation also includes 2 Reception Rooms, an adjoining Kitchen, a Utility & Cloakroom and a Snug or optional Home Office. The first floor layout is of a traditional design with 3 well proportioned Bedrooms, an En-Suite and a family Bathroom.

Externally the property benefits from driveway parking and a secure enclosed garden to the rear with an bespoke Garden Room which is ideal for entertaining.

Cross Hills is a vibrant village community known for having a good range of shops, eateries, independent retailers and an excellent choice of schools including the impressive South Craven Secondary, whilst the larger business centres of Skipton, Leeds, Bradford & East Lancashire are all within comfortable commuting distance.

Early viewing is highly recommended to avoid disappointment given the popularity of the cul-de-sac, with the accommodation in detail comprising:

Part glazed uPVC door to:

PORCH: 4'2" x 3'0" with side window, Vinyl floor and inner door to:

SITTING ROOM: 12'1" x 10'11" with coved ceiling, window to the front and door to:



DINING ROOM: 11'11" x 8'11" with open spindled staircase to the first floor, laminate floor and openings to the Kitchen & to the:



SUN ROOM: 9'4" x 7'11" with insulated solid roof, recessed lighting and matching flooring.



KITCHEN: 14'6" x 10'0" (max) with range of wall and base units with laminate worktops over incorporating stainless steel sink unit & drainer, electric oven, eye level integrated microwave grill, 4 ring electric hob with extractor hood over, integrated Zanussi dishwasher, cupboard underlighting, further range of matching wall and base units, breakfast bar seating, matching flooring and fully glazed doors to the rear garden.

CLOAKROOM: 5'8" x 3'8" (max) with low suite w.c, pedestal wash hand basin, extractor fan and matching flooring.

UTILITY ROOM: 9'1" x 7'6" with range of units with laminate worktop over incorporating stainless steel sink unit & drainer, washer plumbing, space for a dryer, Vinyl floor, deep store cupboards housing the Baxi combination boiler and side external access door.

SNUG / STUDY: 7'10" x 7'0" with TV point, Vinyl floor and windows to the front.

TO THE FIRST FLOOR

SPACIOUS LANDING: with gable end window.



BEDROOM 1: 12'4" x 11'4" (inclusive of en-suite) with deep store cupboard over the stairs.

EN-SUITE SHOWER ROOM: 5'7" x 4'9" with large walk-in shower enclosure, low suite w.c, bracket wash hand basin, tiled floor & walls, chrome ladder towel rail and extractor fan.



BATHROOM: 6'4" x 5'7" comprising panelled bath with shower head attachment, low suite w.c, pedestal wash hand basin, part tiled walls, Vinyl floor, ladder towel rail, extractor fan and window with frosted glass.

TO THE OUTSIDE

There is driveway parking to the front and a low maintenance garden with pebbled & bark chipped areas and a power point, having side access via a flagged path (with a cold water tap) to the rear garden.

The rear garden is also easily maintained comprising a flagged patio, areas of artificial turf offering space for dining & seating, a timber shed and a concealed storage area.

BESPOKE GARDEN ROOM: 13'6" x 9'6" a versatile room with power & light, TV point and a sheltered lean to offering space to sit out and dry washing.



BEDROOM 2: 12'11" x 8'9" with views over the garden.



BEDROOM 3: 9'2" x 7'11" with vinyl floor and narrow tread staircase to:

BOARDED ATTIC / DRESSING ROOM: 11'10" x 6'4" a superb store space accessed from bedroom 3, currently utilised as a dressing room with hanging rails & shelving having further access to another part boarded useful storage area.



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 D.

POST CODE: BD20 7TB

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.

