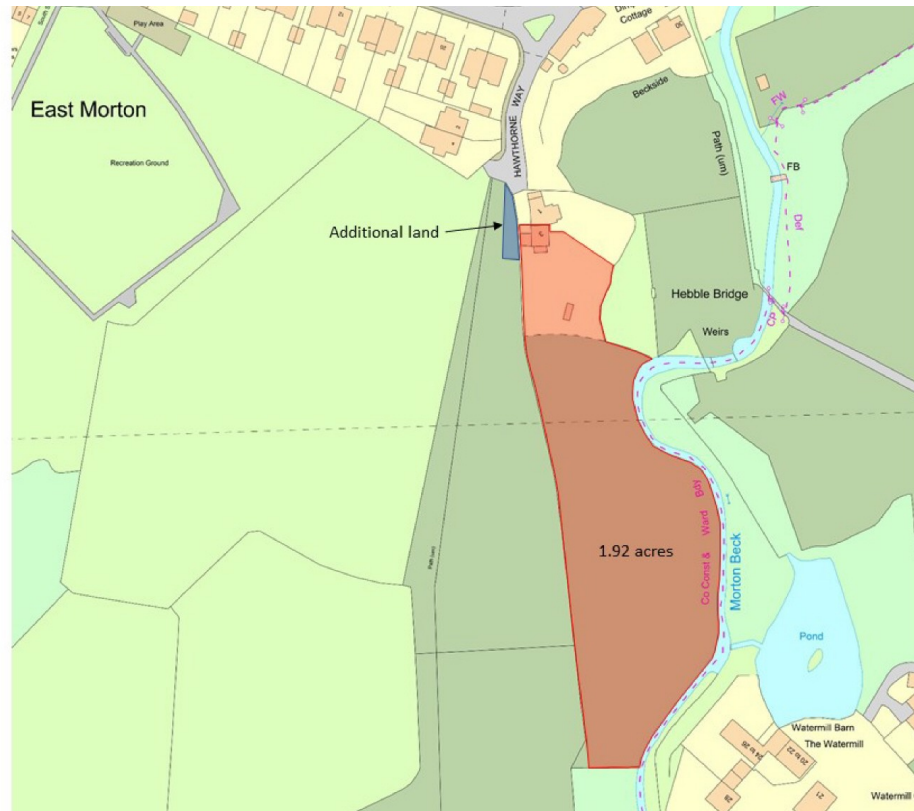


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DAVID HILL



**Energy Rating**

E 50

**Tenure**

Freehold

**Council Tax**

Band E

**Directions**

From Keighley and the roundabout at Victoria Park take the

exit at Riddlesden (Bradford Road B6265) and continue past East Riddlesden Hall for about 1.35 miles to the traffic lights turning left onto Swine Lane signed East Morton. Continue on Swine Lane to the corner and proceed on Carr Lane into East Morton, over the mini roundabout onto Main Street before turning right onto Dimples Lane opposite the car park to the Busfield Arms. Follow Dimples Lane down bearing right onto Hawthorne Way where the shared drive can be found at the bottom to the left with No. 3 being the end house.

The New Ship, Mill Bridge, Skipton, BD23 1NJ

info@david-hill.co.uk

These particulars have been prepared as accurately and reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the David Hill office and we would be pleased to check the information. Please do so particularly if contemplating traveling some distance to view the property. We have not tested any services or appliances and nothing in these particulars should be deemed a statement that they are in good working order or that the property is in good structural condition or otherwise. Areas, measurements, plans or distances are given as a guide only. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No employee or partner of David Hill has authority to make or give any representation or warranty in relation to the property, nor enter into any contract relating to the property on behalf of the vendor.

3 Hawthorne Way, East Morton, BD20 5SX  
Guide Price £345,000





# 3 Hawthorne Way, East Morton, BD20 5SX

• Bingley 2 miles • Keighley 3 miles • Skipton 12 miles • Bradford 8 miles • Leeds 16 miles •

A three bedroom semi detached house requiring modernisation throughout but offering tremendous scope to reconfigure and extend, subject to planning. The house overlooks generous mature gardens and a wonderful parcel of land extending to about 1.92 acres. An additional triangle of land adjacent to the house is available for sale separately.

Peaceful backwater position on the edge of East Morton village conveniently located for access to the larger local business centres.

## Location

The popular village of East Morton is conveniently located between the towns of Keighley and Bingley. East Morton is centred around the Busfield Arms, St. Luke's Church and the CE Primary School, with the larger towns of Keighley and Bingley providing a full range of services. Crossflatts railway station, just over 1 mile to the south, provides regular services to Leeds, Bradford and Skipton with access to the Aire Valley relief road (A650) being just a short distance from the village. East Morton is well placed to access a number of local landmarks including Bingley Five Rise Locks, East Riddlesden Hall and Salts Mill.

## Description

3 Hawthorne Way is a brick built semi-detached house with sun room extension, providing three bedroom accommodation with additional basement storage space. Although now requiring modernisation throughout, the property does offer considerable scope for alteration and extension, subject to obtaining the necessary planning permissions.

The property is entered from the drive into a central hall with staircase leading to the first floor. The kitchen provides a range of base and wall units, laminate work surfaces with stainless steel sink and drainer and tiled splash. Electric cooker point and serving hatch to adjacent dining room. The dining room is L shaped with feature opening to the hall. The full width living room with fireplace set in a feature surround opens into the sun room extension via double doors. The sun room has an external stable door and is glazed to three sides providing a fabulous outlook over garden and land.

The first floor landing with useful walk in store gives way to two double bedrooms and a smaller single bedroom, each having built in storage. The house bathroom has a three piece suite comprising panelled bath with shower over, pedestal basin and WC. There is a large airing cupboard with hot water cylinder and immersion heater.

## Outside

The house is approached from Hawthorne Way via a drive passing the adjoining house to a car port providing a useful covered entrance area. Steps lead down around the house to two separate basement stores, one of which houses the 'Ideal Mexico' gas boiler.

The well stocked mature terraced gardens complete with greenhouse and pond lead down to a lovely parcel of land extending to about 1.92 acres, bordered to the east by Morton Beck. The land will be of obvious appeal to those with equestrian, hobby farming and conservation interests as well as providing a secure area for dog walking.

## Additional Land

Adjacent to the house boundary is a separate triangle of land shown edged blue on the sale plan which is available by separate negotiation. Subject to obtaining any necessary planning consents for change of use. This particular area of land might offer scope to widen the existing drive or provide extra parking.

## Services

We understand the property is connected to mains water, mains drainage, mains gas and mains electricity.

