Davies Properties



Wynburn Lea, Hollins Lane

Keighley, BD20 6LU

Offers In The Region Of £495,000

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Some homes are made for family life, and Wynburn Lea has been exactly that for many years. Set behind gates on Hollins Lane and bordering open fields, this substantial five-bedroom detached home offers approximately 2,459 sq.ft. of flexible living space, wraparound gardens and an impressive garage with workshop.

Outside is where this home truly shines. A raised stone terrace across the front is the perfect spot for morning coffee, while mature gardens wrap around the house with lawns, established shrubs and towering trees. To the rear, a private patio and lawn sit alongside green fields, ideal for summer barbecues or watching the children play.

For the hobbyist, tinkerer or home-based business, the detached outbuilding is a real highlight. A garage of over 18' x 15' sits alongside an 18' workshop with its own WC, perfect for restoring a classic car, woodworking or serious storage. A long driveway provides ample parking for the whole family and visitors.

Inside, the layout is wonderfully adaptable. The ground floor offers a generous 20' living room, a dual-aspect kitchen/diner, three bedrooms, a bathroom and useful utility space, while upstairs two large bedrooms share a shower room. It suits growing or multi-generational families, or anyone wanting ground-floor living. The interior is ready for updating, so you can shape every room around the way you want to live.

Hollins Lane enjoys a peaceful, leafy setting close to Keighley's shops and amenities, with Holy Family Catholic School and Carlton Keighley both nearby for secondary education. The Airedale rail line offers easy links to Leeds, Bradford and Skipton.

Homes like this rarely come to the market. Early viewing is highly recommended.

GROUND FLOOR

Front Porch
Reached by stone steps from the raised front terrace, a glazed timber entrance door with side panels opens into a bright porch leading to the hallway.

Entrance Hall
A spacious T-shaped hallway with an open-tread timber staircase rising to the first floor, built-in storage cupboards and a radiator, giving access to the living room, kitchen/diner, three ground-floor bedrooms and the bathroom.

Living Room
20'11" x 14'10" (6.38m x 4.52m)
A generous dual-aspect reception room with a large window to the front and a further window to the side, so it's filled with natural light. The chimney breast is the focal point, with a gas fire set on a raised hearth beneath a timber mantel. There is also a radiator and coving.

Kitchen/Diner
17'10" x 13'8" (5.44m x 4.17m)
A bright, sociable space with windows to two sides. The kitchen is fitted with a range of oak-style wall and base units, contrasting worktops and a stainless steel sink with drainer. There is space for a freestanding cooker and a fridge freezer, and a tiled floor. A peninsula divides the kitchen from the carpeted dining area, which has room for a family table, and there is also a radiator. Doors lead to the hall and the rear porch.

Bathroom
9'0" x 5'11" (2.74m x 1.80m)
A three-piece suite comprising a panelled bath with a shower over and a glass screen, a pedestal wash basin and a low-level WC. The walls are fully tiled with a decorative border, the floor is tiled, and there is a frosted window.

Cupboard/Utility
6'2" x 5'11" (1.88m x 1.80m)
A useful utility room with plumbing for a washing machine, shelving for storage, tiled walls and floor, a radiator and a frosted window.

Bedroom 3
14'11" x 11'10" (4.55m x 3.61m)
A generous double bedroom with a range of fitted bedroom furniture, including wardrobes, overhead storage cupboards and a dressing table with drawers. There is also a window, a radiator and coving.

Bedroom 4
14'11" x 8'8" (4.55m x 2.64m)
Currently used as a study, this versatile room would make an ideal home office or single bedroom. It has a window and a radiator.

Bedroom 5
12'8" x 11'11" (3.86m x 3.63m)
A double bedroom with a full wall of fitted wardrobes and overhead cupboards, plus a vanity unit with an inset wash basin. There is also a window and a radiator.

Rear Porch
A bright, practical boot room with a skylight, tiled floor, exposed stone detailing and a radiator. A glazed door opens to the rear garden, and there is access to the kitchen and a storage cupboard.

FIRST FLOOR

Landing
The landing has a built-in storage cupboard and doors to both first-floor bedrooms and the shower room.

Bedroom 1
15'11" x 15'0" (4.85m x 4.57m)
A spacious, dual-aspect double bedroom with a dormer window to the front and a further window to the side. Both look out over mature trees, and the sloping ceilings add character. There is also built-in storage.

Bedroom 2
16'2" x 14'6" (4.93m x 4.42m)
Another generous double bedroom, dual-aspect, with a dormer window and a further window overlooking the gardens and trees. It has a built-in wardrobe, a radiator and sloping ceilings.

Shower Room
7'10" x 6'1" (2.39m x 1.85m)
A three-piece suite comprising a corner shower cubicle with an electric shower, a pedestal wash basin and a low-level WC. The walls are fully tiled with a decorative border, and there is a mirrored cabinet and an extractor fan.

EXTERIOR

Garage
18'3" x 15'10" (5.56m x 4.83m)
A substantial detached garage with a wide up-and-over door, offering plenty of space for vehicles, storage or projects. An internal door leads through to the workshop.

Workshop
18'3" x 8'8" (5.56m x 2.64m)
An excellent workshop with its own glazed entrance door and windows, ideal for hobbies, a home business or extra storage. It has internal access to the garage and a WC with a wash basin.

Boiler Room
Accessed externally from the rear, the boiler room houses the boiler and provides useful extra storage.

Gardens
Wrought-iron gates open onto a long tarmac driveway with ample parking, leading to the garage. At the front, a lawned garden with mature shrubs and trees sits below a raised stone terrace with wrought-iron railings. Flagged paths wrap around the house to the rear, where there is a lawn with established borders, raised stone beds, a patio and a garden shed, all bordering open fields.

ADDITIONAL INFORMATION
~ Tenure: Freehold
~ Council Tax Band: F
~ Parking: Driveway providing off-road parking for several vehicles, leads to a detached double garage.
~ Broadband - according to the Ofcom website there is 'Standard' and 'Ultrafast' broadband available.
~ Mobile Coverage - according to the Ofcom website there is 'good' outdoor mobile coverage from at least four of the UK's leading providers.



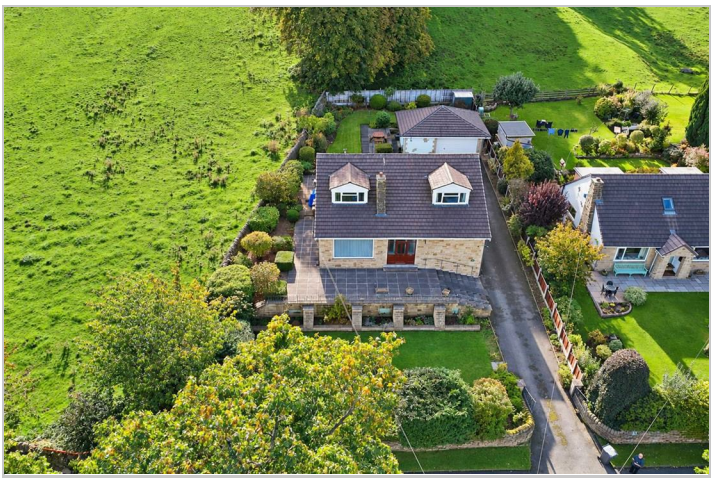






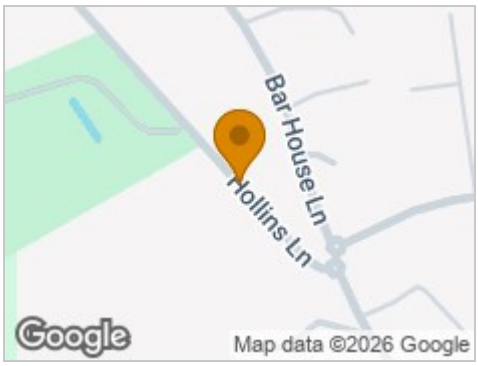








Road Map



Hybrid Map



Terrain Map



Floor Plan



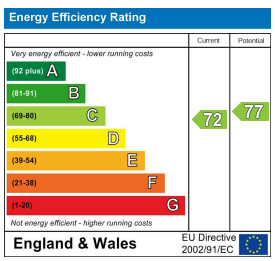
Total floor area 228.5 sq.m. (2,459 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewing

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Energy Efficiency Graph



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