



**16 ELLISON GROVE  
EASTBURN**



**A BEAUTIFULLY PRESENTED DETACHED  
FAMILY HOME WITH 4 DOUBLE BEDROOMS,  
3 BATHROOMS, AN INTEGRAL GARAGE &  
UTILITY AND GENEROUS GARDENS SITUATED  
ON A MODERN SOUGHT AFTER DEVELOPMENT**

**PRICE: £460,000**

8 Main Street, Cross Hills, Keighley BD20 8TB  
Tel: 01535 637 333 [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)





**Presented & maintained to a very high standard and benefitting from the remaining 3 year term of an NHBC warranty**, this spacious detached family home was constructed by Messrs Miller Homes, being the popular "Ryton" house type which covers in excess of 1400 sq ft (excluding the integral garage).

The accommodation includes an **Entrance Hall with w.c, integral Garage & Utility, light & airy Sitting Room with feature media wall and an impressive full width Dining Kitchen with bi-fold doors to a south facing garden.** There are 4 generous **Double Bedrooms** to the first floor with an **En-Suite to the Master**, a family Bathroom and a **superbly appointed Jack & Jill suite** to bedrooms 2 & 3. Externally the property benefits from **private driveway parking and a good sized enclosed rear garden with a lovely southerly aspect.**

Eastburn is within walking distance of Airedale General Hospital and **the train station in neighbouring Steeton provides good connections to the larger centres of Skipton, Leeds & Bradford.** The nearby village of Cross Hills also offers a **wider range of everyday services** including shops & cafes and a Co-Operative store along with a **choice of primary schools and the highly regarded South Craven Secondary School.**

**Pleasantly located towards the end of the cul-de-sac development bordering open countryside**, this superb family home will not disappoint and in detail comprises:

Composite part glazed door to:

**HALLWAY:** with tiled floor and staircase to the first floor with store cupboard under.

**CLOAKROOM:** 5'5" x 3'1" with low suite w.c, pedestal wash hand basin, tiled floor and extractor fan.

**DINING KITCHEN:** 28'2" x 10'0" with range of wall and base units with contrasting worktops over incorporating 1½ bowl composite sink unit & drainer, AEG electric oven, integrated microwave & grill, 4 ring gas hob with stainless steel extractor hood over, integrated fridge freezer & dishwasher, breakfast bar seating, tiled floor, **DINING AREA** with fully glazed bi-fold doors to the garden, matching tiled floor and double doors to:



**TO THE FIRST FLOOR**

**LANDING:** with drop down ladder to partially boarded attic and store cupboard housing the pressurised hot water cylinder.

**MASTER BEDROOM:** 14'6" x 10'7" with built-in mirror fronted wardrobe and views to the front.

**EN-SUITE SHOWER ROOM:** 7'1" x 4'7" (max) comprising large shower enclosure, low suite w.c, wash hand basin, vinyl floor, illuminated wall mirror, extractor fan window with frosted glass.



**SITTING ROOM:** 18'4" x 10'5" with media wall, feature recessed electric fire & display shelving and bay window with views across the valley.

**UTILITY:** 9'10" x 6'7" with washer & dryer plumbing, wall and base storage cupboards, Potterton combination boiler and access to:

**INTEGRAL GARAGE:** 12'7" x 9'8" with up-and-over door and power & light.



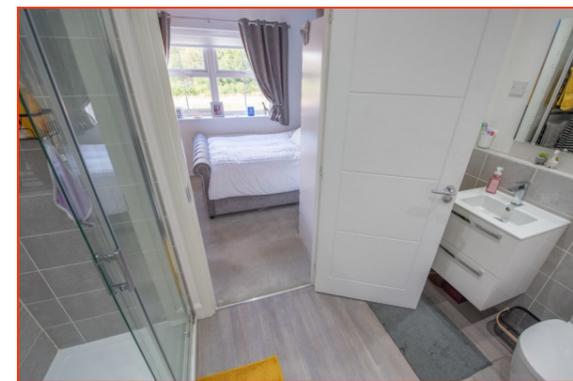
**BEDROOM 2:** 15'0" x 8'8" with long distance views across the valley and useful store cupboard over the stairs.



**BEDROOM 3:** 11'10" x 10'0" with views over the garden & towards Ravenstone Woods.



**JACK & JILL SHOWER ROOM:** 10'0" x 5'3" comprising walk in shower enclosure with thermostatic shower, low suite w.c, wash hand basin, vinyl floor, extractor fan, illuminated wall mirror and frosted window.



**BATHROOM:** 6'5" x 5'6" comprising panelled bath with shower head attachment, low suite w.c, bracket wash hand basin, vinyl floor, part tiled walls, extractor fan and frosted window.

*Note: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract.*



**TO THE OUTSIDE**

There is driveway parking for 2 cars and further street parking available. The low maintenance front garden is majority lawned with a Beech hedge, external light and pedestrian gated access to the rear.

The rear garden enjoys a favourable southerly aspect with views towards Ravenstone Woods including a shaped lawn, planted borders, high level fencing & part stone walls for privacy, a large flagged patio, space for a summer house, cold water tap and external power point & lighting.



**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 8DN

**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](http://www.wilman-wilman.co.uk)