



**2 HOLLY FOLD
EASTBURN**



A PICTURE PERFECT DETACHED FAMILY HOME WITH 3 DOUBLE BEDROOMS, A GARAGE AND GARDENS ON THE SOUTH SIDE ALSO ENJOYING ELEVATED VIEWS ACROSS THE VALLEY

PRICE: £390,000

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



Occupying a favourable plot on an exclusive residential development, this stunning detached family home was completed 7 years ago by award winning local builders Messrs Candelisa Properties and is still presented to impeccable show home standards throughout.

In contrast to some of the neighbouring houses, the layout is of a conventional design with the accommodation briefly comprising to the ground floor: a Hallway & Cloakroom, a generous Sitting Room and a superb full width Dining Kitchen with Bi-fold doors to the rear garden; having 3 well designed first floor Double Bedrooms, an En-Suite Shower Room and a House Bathroom.

Eastburn offers a range of local amenities including a popular primary school, with South Craven secondary in the nearby village of Cross Hills and Airedale Hospital & Steeton railway station both within comfortable walking distance; the latter providing a regular service to the larger business centres of Skipton, Leeds & Bradford.

Also having the benefit of a Garage & private parking, the property must be seen to appreciate the high standard of finish & attention to detail, in further detail comprising:

Part glazed composite entrance door with canopy over to:

TO THE GROUND FLOOR

ENTRANCE HALL: 15'5" x 7'3" with ceiling downlights and open spindled staircase to the first floor with store cupboard under.



CLOAKROOM: with tiled floor, low suite w.c, wash hand basin with cupboard under, half tiled walls, extractor fan and window with frosted glass.



SITTING ROOM: 15'5" x 11'10" with bespoke TV display area & shelving and ceiling downlights.



DINING KITCHEN: 18'3" x 10'0" with range of wall and base units with Quartz worktops over, range of Neff appliances including 5 ring gas hob with contemporary extractor hood over, eye level dual ovens, integrated dishwasher, fridge/freezer, utility cupboard with space for washer & dryer, ceiling downlights and generous dining area with wall TV point and Bi-fold doors to the rear.

TO THE FIRST FLOOR

LANDING: 6'10" x 7'2" with access to roof void.

BEDROOM 1: 15'6" x 10'9" (inclusive of en-suite) with fitted wardrobes with sliding doors, ceiling downlights, side window with frosted glass and glazed doors to a Juliette balcony with glass panel having views over the rear garden.

EN-SUITE: 7'9" x 3'10" with large walk-in shower enclosure with dual heads, low suite w.c, wash hand basin with cupboard under, tiled walls & floor, ceiling downlights, chrome ladder radiator, extractor fan and window with frosted glass.



BATHROOM: 8'3" x 7'1" with 3 piece suite comprising bath with tiled panel & shower over, low suite w.c, wash hand basin with drawer under, chrome ladder radiator, tiled walls & floor, ceiling downlights, extractor fan, 2 windows with frosted glass and deep airing cupboard.

BEDROOM 2: 12'2" x 10'9" with ceiling downlights, and lovely elevated views across the valley.



BEDROOM 3: 12'1" x 7'3" with views over the garden to the rear.



TO THE OUTSIDE

There is a single semi-detached **GARAGE:** 19'5" x 9'10" with a parking space to the front.

The front garden is chipped in blue slate for ease of maintenance with a side passage to the rear. The rear garden is part flagged & majority lawned with an area of raised decking; the whole enjoying a favourable aspect on the south side.



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.

POST CODE: BD20 7SY

COUNCIL TAX: Verbal enquiry reveals that this property has been placed in Council Tax Band D levied by Bradford Metropolitan Council.

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.

PRICE: £390,000



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

