



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A PREMIUM QUALITY BARN CONVERSION WITH
3 DOUBLE BEDROOMS, MODERN OPEN PLAN LIVING &
EXCELLENT PARKING HIDDEN AWAY IN A FABULOUS
SEMI-RURAL LOCATION**



**THE OWL'S NEST
GHYLL GRANGE LANE
BRUNTHWAITE**

TO THE GROUND FLOOR

Glazed entrance door to:

UTILITY / HALLWAY: 9'7" x 7'7" with Karndean flooring, wall and base units with worktops over, cupboard housing the Worcester boiler, space for washer & dryer and ceiling downlights.

RENT: £1950 per month

Tel: 01535 637333

www.wilman-wilman.co.uk

8 MAIN STREET · CROSS HILLS · KEIGHLEY · WEST YORKSHIRE · BD20 8TB



CLOAKROOM: with matching flooring, combined low suite w.c and wash hand basin with display top and cupboards under, part tiled walls, ceiling downlights and window.



SNUG / STUDY: 13'10" x 9'8" with downlights and part vaulted ceiling with 2 Velux windows.

DRESSING ROOM: 5'9" x 5'3" with downlights and part timber panelled walls.

INNER HALL: with matching flooring and staircase to the first floor with handrail.



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



DINING KITCHEN: 26'5" x 12'1" with matching flooring, wall and base units with granite worktops over, composite sink unit, AEG appliances including 4 ring induction hob, eye level oven a& grill/microwave, integrated dishwasher, integrated fridge freezer, ceiling downlights, breakfast bar, generous dining area and open plan layout to:

LIVING ROOM: 25'7" x 18'2" with ceiling downlights, glazed doors to the rear patio and useful understairs store with underfloor heating controls.

TO THE FIRST FLOOR

LANDING: with Velux window.

BEDROOM 1: 18'4" x 15'1" with vaulted ceiling with Velux and downlights and superb picture window with rural views.



EN-SUITE: 6'9" x 5'4" comprising large dual head shower enclosure in tiled walls, low suite w.c, wash hand basin with drawer under, mirror fronted cabinet, chrome ladder radiator, Karndean flooring, ceiling downlights, extractor fan and window providing natural light.

BEDROOM 2: 12'2" x 11'10" (plus full range of fitted wardrobes) with 2 Velux windows and ceiling downlights.



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BEDROOM 3: 11'9" x 9'9" with 2 Velux windows and ceiling spotlights.

LUXURY BATHROOM: 10'6" x 9'4" with 4 piece suite comprising dual head shower enclosure in tiled walls, freestanding bath with shower head attachment, low suite w.c, wash hand basin with drawers under, mirror fronted cabinet, chrome ladder radiator, Karndean flooring, extractor fan and vaulted ceiling with downlights and Velux window.

TO THE OUTSIDE

There is parking for 2/3 cars on a gravelled forecourt. The rear is part flagged & chipped in plum slate enclosed by stone walls with half moon tops.

The whole enjoys a favourable southerly aspect with views over fields & countryside.



SERVICES: Mains electricity is connected to the property. Water is from a spring, the heating system is from LPG and drainage is to a water treatment system.

COUNCIL TAX BAND: TBC

VIEWING: Please contact the Letting Agents, **Messrs. Wilman and Wilman** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

POSTCODE: BD20 0NJ

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VISIT OUR WEBSITE: www.wilman-wilman.co.uk

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