



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A SIGNIFICANTLY IMPROVED 3 BEDROOMED  
SEMI-DETACHED FAMILY HOME WITH A LARGE  
GARAGE, BEAUTIFUL PRIVATE GARDENS AND FABULOUS  
ELEVATED VIEWS ACROSS THE VALLEY**



**THE POPLARS  
BAR HOUSE LANE  
UTLEY**

Occupying an elevated plot and consequently boasting fabulous views across the Aire Valley, this beautifully presented & much improved semi-detached property covers approximately **1370 square feet**, briefly including a welcoming Hallway, **2 Reception Rooms**, a Cloakroom & Utility and a modern Dining Kitchen, being complemented by **3 well-proportioned first floor Bedrooms** and an upgraded **4 piece Bathroom**.

Bar House Lane is pleasantly tucked away in quiet well-respected part of the village within comfortable driving distance of Keighley Golf & Rugby Clubs and Keighley itself which is well connected via the Airedale train line between Skipton & Leeds.

**PRICE: £335,000**

**Tel: 01535 637333**

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

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



The property will be of appeal to gardening enthusiasts with **beautiful established gardens on 3 sides including a flagged sitting out area, veg boxes and a greenhouse**, whilst also having the advantage a **Double Garage**.

**Highly recommended for closer inspection**, the accommodation in detail comprises:

### **TO THE GROUND FLOOR**

Part glazed door to:

**FRONT HALL:** 4'9" x 3'1" with tiled floor.

**UTILITY:** 6'7" x 5'8" with laminate flooring, space for washer & further white goods, Viessmann combination boiler and fitted cupboards & shelves.

**DINING KITCHEN:** 11'5" x 10'0" with range of modern wall and base units, Oak effect laminate worktops, 1½ bowl composite sink & drainer, range oven with 5 ring gas hob, glass splashback & extractor hood over, integrated fridge/freezer, space for dining table, deep understairs pantry and window opening to:



**DINING ROOM:** 15'0" x 13'1" with Delph rack and views over the rear garden & across the valley.

**SIDE HALL:** 17'0" x 6'5" with laminate flooring, picture rail, open spindled staircase to the first floor and part glazed composite door with restored stained & leaded glass.

**SITTING ROOM:** 13'6" x 18'0" (into bay window) with solid fuel stove on flagged hearth with Oak mantel and windows on 2 sides with far reaching views across the valley

**CLOAKROOM:** 6'7" x 5'9" with low suite w.c, wash hand basin with cupboard under, extractor fan, cloaks cupboard, vinyl flooring and window with frosted glass.

**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 FIRST FLOOR

**LANDING:** 10'2" x 7'2" with picture rail and deep **STORE:** 7'6" x 3'0" providing useful storage and with potential to be converted into an en-suite.



**BEDROOM 1:** 14'4" x 13'1" (into full range of fitted wardrobes) with picture rail, 2 wall light points and lovely elevated views across the valley.

**BEDROOM 2:** 13'7" x 14'5" (max) with fitted wardrobes & dressing table, similar views and ladder access to loft.



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**BEDROOM 3:** 9'7" x 9'0" with fitted wardrobes & dressing table, picture rail and views over the front garden.

**BATHROOM:** 10'0" x 7'6" with modern 4 piece suite comprising panelled bath, low suite w.c, pedestal wash basin, tiled shower enclosure, chrome ladder radiator, tiled floor with underfloor heating, fitted airing cupboard, ceiling downlights, extractor fan and windows on 2 sides with frosted glass.



### **TO THE OUTSIDE**

There is a good sized upgraded **GARAGE:** 15'11" x 15'7". Steps curve down through a lovely sheltered rear garden which includes a flagged patio and a variety of mature shrubs & plants. There are veg boxes to the side and a lawn & greenhouse to the rear. The whole is a gardener's paradise with fabulous views across the valley.



**SERVICES:** Mains gas, water, drainage 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 BAND:** Verbal enquiry reveals that this property has been placed in Council Tax Band E levied by Bradford Metropolitan District Council.

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**POST CODE: BD20 6HQ**

**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** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

**PRICE: £335,000**

**VISIT OUR WEBSITE: [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**



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