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**A SIGNIFICANTLY EXTENDED 4 BEDROOMED
SEMI-DETACHED FAMILY HOME OCCUPYING A GENEROUS
PLOT INCLUDING EXCELLENT DRIVEWAY PARKING AND
A LARGE GARDEN ROOM CONVENIENTLY SITUATED CLOSE
TO THE VILLAGE CENTRE**



33 ELMORE TERRACE CROSS HILLS

Extended to approximately 1500 sq ft, this impressive semi-detached property provides versatile family accommodation including 4 Bedrooms, 2 Reception Rooms, 2 Bath/Shower Rooms, a converted Attic, a Utility & ground floor Cloakroom and a superb Eastburn Dining Kitchen. The overall plot is noticeably larger than average including a very generous block paved driveway and a large lawned garden (with a modern Garden Room and rear gates access offering further planning potential).

The property stands in a **well established residential location on the edge of the village** but within close walking distance of a good range of shops, bus routes, social amenities and excellent schools including the highly acclaimed South Craven Secondary School.

PRICE: £415,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Forming a **ready-made family home which is likely to appeal to a wide variety of prospective purchasers**, the accommodation in detail comprises:

TO THE GROUND FLOOR

Covered entrance with part glazed uPVC door to:

HALL: 14'2" x 6'2" with oak flooring and staircase to the first floor with useful store cupboard under.



SITTING ROOM: 13'7" x 11'1" with electric stove, fitted cupboards & shelves and bay window to the front.

SNUG / BEDROOM 4: 12'1" x 7'3" plus range of fitted wardrobes/cupboards.



LIVING ROOM: 17'8" x 11'10" with solid fuel stove, fitted cupboards & shelves and under floor heating.

DINING KITCHEN: 18'8" x 17'1" (max) with handmade Eastburn wall & base units with granite worktops over, range oven with gas hob & extractor hood over, 1½ bowl ceramic sink unit, integrated dishwasher, space for American style fridge freezer, windows on 2 sides, glazed uPVC doors to the rear garden and tiled floor with underfloor heating.

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



UTILITY: 7'3" x 6'0" with worktop & fitted shelves, space for washer & dryer, tiled floor with underfloor heating and Ideal combination boiler.

CLOAKROOM: with matching floor with underfloor heating and wash hand basin with cupboard under.

TO THE FIRST FLOOR

LANDING: with enclosed staircase to the first floor.

BEDROOM 1: 14'8" x 9'2" (plus range of fitted wardrobes) with cupboard over the stairs bulkhead and 2 windows to the front.



BEDROOM 2: 11'5" x 9'3" (plus fitted wardrobes with sliding mirror fronted doors).

BEDROOM 3: 11'4" x 9'1" with understairs Cupboard.

BATHROOM: 10'4" x 7'3" with (plus fitted cupboards) with freestanding roll edged bath, low suite w.c, 'his & hers' wash hand basins on bespoke Oak sideboard, tiled walls & floor (with underfloor heating), chrome ladder radiator and window with frosted glass.

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SHOWER ROOM: 5'11" x 5'7" comprising shower enclosure, low suite w.c, wash basin with cupboards under, tiled floor, chrome ladder radiator and window with frosted glass.



TO THE SECOND FLOOR

ATTIC ROOM: 18'4" x 12'4" with 2 Velux windows, eaves storage space and fitted cupboards.

TO THE OUTSIDE

There is a very generous block paved driveway to the front providing valuable private parking for several cars enclosed by panelled fencing.

The rear garden is far larger than expected including a generous lawn & established borders. There is also a modern **GARDEN ROOM:** 23'0" x 11'9".

The whole is enclosed by panelled fencing (with gated access to the rear and planning potential) being safe & secure for a family with young children and pets.

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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 Category C.

POST CODE: BD20 7RX

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: £415,000

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

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