



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**AN EXTENDED 3 BEDROOMED DETACHED BUNGALOW
SET WITHIN GOOD SIZED GROUNDS INCLUDING A LARGE
CONSERVATORY, DRIVEWAY PARKING AND A GARAGE
SITUATED AT THE HEAD OF A QUIET CUL-DE-SAC**



**21 BEECH HILL ROAD
CARLETON**

Thoughtfully extended to provide a large Master Bedroom suite with a dressing area and a full width Conservatory, this individual detached bungalow will be of likely appeal to a variety of prospective purchasers including families and those seeking a traditional bungalow.

Also briefly comprising **a generous open plan Dining Kitchen & Sitting Room, 2 further Bedrooms and a family Bathroom**, the property also benefits from a **useful integral Garage and driveway parking for several cars**. A large garden is adjacent to a small beck and **borders open countryside** with elevated views over the village and towards Skipton.

PRICE: £347,750

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Carleton is a sought after semi-rural community known for having **a friendly pub, village store and a choice of country walks virtually from the doorstep**, with nearby Skipton providing further everyday services excellent schools & amenities.

Majority glazed uPVC door to:

DINING KITCHEN: 21'4" x 8'1" with range of wall and base units with granite worktops over incorporating stainless steel sink unit & drainer, electric oven, 5 ring gas hob with extractor hood over, dishwasher plumbing, space for tall fridge freezer, engineered oak flooring and opening to **DINING AREA** with windows on 2 sides.



SITTING ROOM: 16'2" x 13'10" with matching flooring, fully glazed doors to a small flagged patio and large window to the front with elevated views.



INNER HALLWAY: with access via drop down ladder to part boarded roof void.

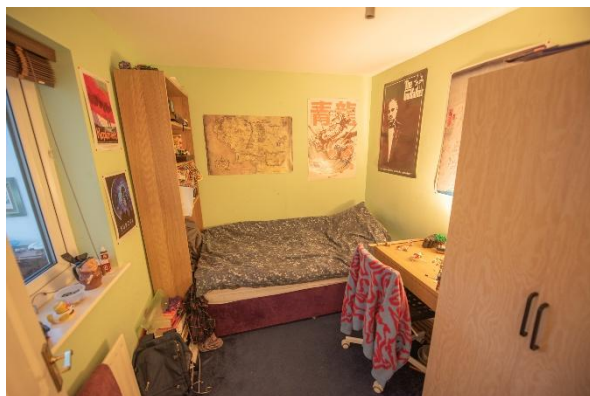
BEDROOM 1: 22'6" x 10'0" with vaulted & panelled ceiling with windows on 2 sides, large range of fitted wardrobes with dressing area.

BEDROOM 2: 10'1" x 8'5".

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



BEDROOM 3: 8'8" x 7'5"



BATHROOM: 8'0" x 6'9" comprising panelled bath with thermostatic shower over & glass screen, low suite w.c, wash hand basin, part panelled & tiled walls, laminate floor, chrome towel rail and frosted uPVC window.

CONSERVATORY: 23'0" x 8'8" with underfloor heating and glazed doors to the garden.



INTEGRAL GARAGE: 16'6" x 8'0" with washer plumbing, Ideal combination boiler and up-and-over door.

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TO THE OUTSIDE

There is a low maintenance patio garden to the front with long distance views and driveway parking for 3/4 cars.

The large rear garden is mainly lawned with a lower flagged patio adjacent to the back and a further raised patio to the rear of the garage; the whole being bordered by mature trees with views over the village and beyond.



COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Council Tax Band D.

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.

POST CODE: BD23 3EN

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.

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

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