



**GREEN ACRE
3 RIVOCK AVENUE
STEETON**



**AN IMPRESSIVE DETACHED FAMILY HOME
WITH VERSATILE 4 BEDROOMED
ACCOMMODATION, 2 GARAGES AND
BEAUTIFUL GARDENS SITUATED IN A HIGHLY
REGARDED PART OF THE VILLAGE**

PRICE: £450,000

8 Main Street, Cross Hills, Keighley BD20 8TB
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Standing in a quiet location on a highly regarded cul-de-sac of just 8 premium family homes, this individual detached property boasts **impressive accommodation covering circa 1470 sq ft**; being very well cared for but now ideally requiring modernisation throughout, providing **an exciting opportunity for prospective purchasers to make changes to their own taste & specification.**

The versatile accommodation briefly includes, to the ground floor: **a lovely welcoming Entrance Hall, Dining Kitchen & Utility, 2 Double Bedrooms** (one potentially being a 2nd reception room) and a Bathroom & w.c, being complemented by **2 further Double Bedrooms and a Shower Room to the first floor with lovely long distance views across the valley.**

Rivock Avenue is pleasantly tucked away from the hustle and bustle of the centre of the village but is still within **short walking distance of Airedale General Hospital and the local train station** providing excellent network links between Skipton & Leeds; also within catchment for a **good choice of schools including the highly regarded South Craven Secondary in nearby Cross Hills.**

Having the rare advantage of 2 garages, excellent parking and beautiful gardens, the property is also offered with **no forward chain** and in detail comprises:

Half glazed door to:

HALLWAY: 15'4" x 8'7" a lovely welcoming space with delph rack, open spindled staircase to the first floor and useful deep cloaks cupboard with coat hooks and further fitted cupboards.



SITTING ROOM: 17'9" x 12'0" with coal effect fire in feature fireplace, 6 wall light points and windows on 2 sides with a lovely view over the rear garden.

DINING ROOM / BEDROOM 4: 12'0" x 11'9" with windows on 2 sides.



BEDROOM 3: 12'0" x 11'11".



BATHROOM: 5'7" x 9'8" (into fitted cupboards) comprising panelled bath, pedestal wash hand basin, part tiled walls and window with frosted glass.

W.C: with low suite w.c, part tiled walls and window with frosted glass.

DINING KITCHEN: 14'8" x 11'11" with range of units, worktops, 1½ bowl acrylic sink & drainer, integrated fridge, gas fired Racing Green Aga, part tiled walls, dining area with corner fitted seats and 2 windows with views over the rear garden.

UTILITY: 8'2" x 6'2" with fitted cupboards, space for washer, dryer and tall fridge/freezer, tiled floor and window with frosted glass.

LOBBY: 8'1" x 3'6" with tiled floor, Glow Worm boiler and access to:

GARAGE 1: 17'10" x 10'0" with access to roof void, side window, power & light and electric roller shutter door.

SIDE HALL / PORCH: 13'4" x 3'7" with tiled floor, half glazed doors to the front & rear, vaulted Velux window and sliding door to:



GARAGE 2: 18'9" x 11'2" with folding/sliding front door, power & light and wide rear window.

TO THE FIRST FLOOR

LANDING: 8'2" x 7'11" with timber panelled ceiling, Velux window and access to deep eaves storage space.

BEDROOM 1: 13'8" x 12'10" with side window and Velux window with far reaching views.



BEDROOM 2: 12'4" x 12'0" (inclusive of deep fitted cupboards housing the hot water cylinder) with fitted wardrobes & drawers, Velux window with elevated views and eaves storage to the front & rear.

SHOWER ROOM: 7'8" x 4'9" comprising shower enclosure, low suite w.c, pedestal wash hand basin, towel radiator, tiled walls and Velux window.

TO THE OUTSIDE

A very generous driveway provides parking for 4/5 cars and gives access to both of the garages.

There is a lawned foregarden with established planted borders enclosed drystone walls, with a further lawn beyond the wall fronting onto Rivock Avenue.



The gardens to the rear are a standout feature including a large lawn, flagged patio, a timber shed and established roses & shrubs. The whole enjoys a pleasant outlook over a field to the rear and Silsden Moor beyond.



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.

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

POST CODE: BD20 6SA

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.

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



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

