



**4 HOLLY FOLD
EASTBURN**



**A BEAUTIFULLY PRESENTED THREE
STOREY 3 BEDROOMED SEMI DETACHED
FAMILY HOME WITH A SUPERB OPEN PLAN
LIVING ROOM & KITCHEN, AN INTEGRAL
GARAGE AND A SOUTH FACING GARDEN**

PRICE: £390,000

8 Main Street, Cross Hills, Keighley BD20 8TB
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Forming an exclusive residential cul-de-sac, Holly Fold was constructed to the highest of standards approximately 9 years ago by **award winning builders Messrs Candelisa Properties**, who have quickly become **renowned for bespoke developments in the local area**.

Number 4 is still presented to like new show home standards and has been **significantly improved to the ground floor** which now includes a **Utility, Snug and a Cloakroom**, being ideally suited to those seeking versatile accommodation for teenagers or extended family. There are also **3 first floor Bedrooms (one with an En-Suite)** and a House Bathroom; with the stand out feature being a **superb open plan Kitchen, Dining Room & Living Room** at second floor level with the ceiling creatively opened up to the apex of the roof and **Bi-fold doors to a decked balcony & a landscaped south facing garden**.

Eastburn offers a range of local amenities including a primary school, with **South Craven Secondary in the nearby village of Sutton and Airedale General Hospital & Steeton railway station both within comfortable walking distance**, the latter providing an excellent service to the larger business centres of Skipton, Leeds and Bradford.

To be seen to appreciate the **feeling of space and the standard of finish & presentation**, the generously proportioned living space **covers in excess of 1500 sq feet (exclusive of an integral Garage)** and in detail comprises:

Part glazed composite entrance door to:

HALL: 15'7" x 7'8" with high quality flooring, ceiling downlights, access to the garage and staircase to the first floor with store under.



INTEGRAL GARAGE: 17'6" x 9'10" with power & light, up-and-over door and internal access from the hall.

TO THE FIRST FLOOR

CLOAKROOM: with low suite w.c, bracket wash hand basin with cupboard under, half tiled walls, tiled floor, extractor fan and window with frosted glass.

UTILITY: 13'2" x 7'6" with high quality flooring, wall and base units with worktop over, composite sink unit, washer plumbing and space for dryer, integrated fridge/freezer, ceiling downlights and opening to:



LANDING: with ceiling downlights and stairs to the second floor.



BEDROOM 1: 17'1" x 10'10" (inclusive of En-Suite) with fitted wardrobes, downlights and glazed doors to a rear patio.

EN-SUITE: 7'5" x 3'10" fully tiled comprising shower enclosure with glass screen, low suite w.c, wash hand basin with cupboard under, ladder radiator, extractor fan, ceiling downlights and tiled floor.

SNUG: 11'1" x 9'8" with matching flooring and ceiling downlights.



BEDROOM 2: 11'10" x 10'11" with ceiling downlights and glazed door to mock balcony with open elevated views towards Farnhill Moor.

BEDROOM 3: 13'4" x 7'3" with fitted wardrobes.



BATHROOM: 6'9" x 5'8" fully tiled comprising bath with shower over & glass screen, low suite w.c, wash hand basin with drawer under, ladder radiator, ceiling downlights, extractor fan, tiled floor and 2 windows with frosted glass.

TO THE SECOND FLOOR

OPEN PLAN LIVING KITCHEN, DINING AREA & SITTING ROOM: 29'3" x 18'6" a lovely open plan layout with a vaulted ceiling and new herringbone style flooring, upgraded wall and base units in dove grey with quartz worktops over, 4 ring gas hob with stainless steel/glass extractor over and oven below, integrated Neff dishwasher, integrated fridge/freezer, stainless steel sink unit, cupboard housing the Ideal combination boiler, generous dining area with far reaching views and a large living room with bi-fold doors to the rear.



TO THE OUTSIDE

There is a small gravelled foregarden and a private driveway in front of the garage. A side path and steps give access to a flagged patio at first floor level with further steps to the garden.

At second floor level there is a decked balcony with access from the sitting room and a lawn & raised flagged sitting out area. The whole is enclosed by panelled fencing and enjoys a favourable southerly aspect.



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 D.

POST CODE: BD20 7SY

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.

