



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A WELL MAINTAINED 3 BEDROOMED
SEMI-DETACHED FAMILY HOME OCCUPYING A LARGE
PLOT INCLUDING GENEROUS LAWNED GARDENS &
EXTENSIVE DRIVEWAY PARKING**



**33 GREEN WAY
GLUSBURN**

Situated in a popular residential area close to a choice of well respected schools and other amenities in Glusburn & neighbouring Cross Hills, this semi-detached house occupies a very generous plot including large gardens to the front & rear and excellent driveway parking.

The property provides conventional 3 Bedroomed family accommodation including a large light & airy Sitting Room and the more recent addition of a Conservatory, also having further potential to extend to the side and/or rear.

PRICE: £210,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Ready for immediate occupation and offered with no forward chain, the accommodation comprises in more detail:

TO THE GROUND FLOOR

Covered entrance with part glazed & leaded composite door to:

HALL: 11'2" x 5'11" with staircase to the first floor with store area under.



KITCHEN: 12'0" x 8'0" with range of wall and base units with worktops over, composite sink & drainer, space for washer & dryer, oven/grill with gas hob & concealed extractor hood over, part tiled walls, 2 windows to the front, tile effect flooring and opening to:

UTILITY: 8'9" x 4'3" with matching flooring, base units with worktop over and half glazed side uPVC door.

SITTING ROOM: 17'10" x 13'0" with coal effect gas fire on marble hearth, serving hatch to the kitchen.



CONSERVATORY: 9'7" x 9'3" with tiled floor, windows on 3 sides and glazed uPVC doors to the rear patio & garden.

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: 8'4" x 6'0" with access via folding ladder to useful loft storage area.



BEDROOM 1: 12'3" x 10'9" with fitted wardrobe and windows on 2 sides with far reaching hilltop views.

BEDROOM 2: 9'10" x 7'1" with similar views.



BEDROOM 3: 9'8" x 6'10" (inclusive of fitted cupboard over the stairs bulkhead) with open views to the front.

SHOWER ROOM: 6'6" x 6'0" comprising large shower enclosure with curved glass screen, low suite w.c, wash hand basin, radiator, vinyl flooring and wide window with frosted glass.

TO THE OUTSIDE

There is a very generous driveway to the front and a large lawn bordered by an established hedgerow. There is a solid timber shed and a bin storage area to the side.

The private rear garden is part flagged & lawned with established borders and enjoys a favourable aspect on the south side.

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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 Council Tax Band B.

POST CODE: BD20 8RY

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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