



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A FINE INDIVIDUAL DETACHED PERIOD PROPERTY WITH
AN INTEGRAL GARAGE AND A LOVELY SOUTH FACING
GARDEN SITUATED IN A PREMIUM LOCATION CLOSE
TO THE VILLAGE CENTRE**



**WOODBINE HOUSE
7 PARK ROAD
CROSS HILLS**

Constructed in coursed Yorkshire stone in 1896, this highly individual detached family home has been impeccably maintained and more recently extended, now covering circa 1800 sq ft plus a large integral Garage, briefly including: 4/5 Bedrooms (with a walk-in wardrobe & luxury en-suite to the master), a generous sitting room and a superb upgraded Living / Dining Kitchen.

Park Road is a sought after address and the position of Woodbine House could hardly be more convenient, being within a stone's throw of the thriving village centre with everyday amenities including a Co-op, The White Bear pub, a health centre, 2 restaurants, an array of independent retailers and the highly regarded South Craven School.

PRICE: £575,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Externally a block paved driveway provides ample off-road parking and the larger than expected rear garden is a standout feature, enjoying a good degree of shelter & privacy on the south side including a lawn and a variety of flagged sitting out areas.

TO THE GROUND FLOOR

Solid panelled door to:

ENTRANCE HALL: 7'2" x 3'6" with exposed panelled flooring, attractive archway with wide central staircase to the first floor.

SITTING ROOM: 22'6" x 11'0" a lovely through room with windows to the front & rear and coal effect gas stove in feature stone fireplace.



LIVING / DINING KITCHEN: 22'9" x 14'8" another light & airy through room with extensive range of modern white gloss wall and base units, high quality Dekton worktops, high quality Bosch appliances including eye level twin ovens & microwave, 5 ring gas hob to island unit with modern extractor fan over, double Belfast style sink unit, integrated fridge & freezer, integrated dishwasher, integrated washer, integrated dryer, tiled floor, generous dining area with stylish downlights and windows on 3 sides with views over the rear garden.



REAR HALL: with tiled floor and panelled door to the rear garden and door to the **CLOAKROOM:** with low suite w.c, wash hand basin and tiled floor.

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: 9'7" x 16'0" (max).



MASTER BEDROOM: 19'10" x 9'1" with solid walnut flooring, ample space for a dressing table, glazed uPVC doors to Juliette balcony and opening to:

WALK-IN WARDROBE: 9'0" x 7'9" with bespoke fitted shelves, drawers and hanging rails giving access to:

LUXURY EN-SUITE: 9'0" x 9'0" with tiled floor, open shower area, freestanding shaped bath, sink unit, low suite w.c, chrome ladder radiator, part tiled walls and window with frosted glass and high quality shutters.

STUDY / DRESSING ROOM: 11'3" x 8'4" with views over the rear garden.

BEDROOM 2: 12'6" x 10'7" with fitted wardrobes and views over the rear garden.



BEDROOM 3: 12'0" x 11'8" with windows on 2 sides.

BEDROOM 4: 11'3" x 11'0" with range of bedroom furniture.

SHOWER ROOM: 9'5" x 7'0" (max) comprising shower enclosure, wash basin with drawers under, low suite w.c, tiled floor, part tiled walls and window with frosted glass.

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TO THE OUTSIDE

There is an attractive cobbled forecourt providing valuable off-road parking giving access to a **DEEP INTEGRAL GARAGE: 39'0" x 9'4"** with ample depth for 2 cars, electric door, power & light, storage/workshop area to the rear with window and door to the garden.

The rear garden is a standout feature which enjoys a lovely sheltered aspect on the south side, briefly including a pond, timber bar, lawn with established borders and various flagged sitting out areas which catch the sun at different times of the day. There is also a gate giving external access down the side of the house.



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: Band F.

TENURE: The property is freehold and vacant possession will be given on completion of the sale.

POST CODE: BD20 8AP

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: £575,000

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

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