



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**AN INTERESTING SEMI-DETACHED DORMER BUNGALOW
OCCUPYING VERY GENEROUS GROUNDS WITH
POTENTIAL TO EXTEND SITUATED IN A QUIET SEMI-
RURAL AREA WITH VIEWS OVER FIELDS TO THE FRONT**



**31 LYON ROAD
EASTBURN**

Occupying a larger than average plot which includes generous gardens and parking for several cars, this interesting 2 bedroomed semi-detached dormer bungalow consequently has considerable potential for an extension but is also readymade for gardening enthusiasts or those seeking excellent parking facilities, also including a detached Garage.

Lyon Road is pleasantly located on the edge of this popular village **with lovely rural views and is within close proximity to Eastburn Primary School, Airedale General Hospital and nearby Steeton Railway Station** which provides excellent links to Skipton, Keighley, Leeds & Bradford.

PRICE: £250,000 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Well cared for but now ideally requiring some further upgrades, the property is recommended for closer inspection, is offered with no forward chain and in detail comprises:

TO THE GROUND FLOOR

Part glazed uPVC door to:

ENTRANCE HALL: 17'0" x 8'7" with open staircase to the first floor.



KITCHEN: 12'1" x 8'7" with range of wall and base units with granite worktops over, oven & grill, 4 ring electric hob with extractor hood over, ceramic sink & drainer, washer plumbing, vinyl flooring, Ideal combination boiler and half glazed uPVC door to the garden.

DINING ROOM: 12'8" x 12'3" with vinyl flooring, glazed uPVC doors to the rear garden and multi-paned doors to:



SITTING ROOM: 15'0" x 12'3" with coal effect gas fire and views over fields to the front.

BATHROOM: 5'11" x 5'5" comprising panelled bath with shower over, low suite w.c, wash hand basin, chrome ladder radiator, vinyl floor, majority mermaid boarded walls, extractor fan and window with frosted glass.

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: with very useful store / walk-in-wardrobe with fitted cupboards.

BEDROOM 1: 14'3" x 12'4" (max) with lovely views over fields to the front.

BEDROOM 2: 10'4" x 8'4" with lovely views.



TO THE OUTSIDE

There are 2 block paved driveways providing excellent parking for several cars with one giving access to a large **DETACHED GARAGE:** 23'5" x 10'3" with up-and-over door, light and side window.

There are good sized gardens to the front and rear containing established shrubs & plants.

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.

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

COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Category C.

POST CODE: BD20 8UY

VIEWING: Please contact the Letting Agents, **Messrs. Wilman and Wilman** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

PRICE: £250,000

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



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