



**THE HOLLIES
GREEN LANE
GLUSBURN**



**A HIGH CALIBRE DETACHED STONE BUILT
FAMILY HOME OCCUPYING GENEROUS
GROUNDS INCLUDING A GARAGE &
BEAUTIFUL GARDENS BACKING ONTO FIELDS
SITUATED IN A HIGHLY SOUGHT AFTER PART
OF THE VILLAGE**

PRICE: £645,000 - NO CHAIN

8 Main Street, Cross Hills, Keighley BD20 8TB
Tel: 01535 637 333 www.wilman-wilman.co.uk





Situated in one of the most sought after locations in the local area, this individual detached family home has a traditional appearance but was constructed by Messrs Persson Properties in 2007, occupying a larger than expected plot including 2 parking spaces to the front, further gravelled driveway parking, a detached Garage, lawned & flagged gardens to the front and a more secluded garden to the rear with a lovely outlook over open fields.

The impressive living space extends to approximately 2000 sq ft briefly including: a welcoming Hallway, 2 Reception Rooms and a superb Dining Kitchen with a Utility & Cloakroom, complemented by 3 generous first floor Double Bedrooms, a luxury En-Suite and a 4 piece House Bathroom. There is also considerable storage space & fitted wardrobes to the eaves.

The Hollies is pleasantly located within short walking distance of Glusburn Park and an excellent choice of schools including the highly regarded South Craven Secondary with nearby Cross Hills providing further everyday amenities and being equidistant to the larger towns of Colne, Skipton & Keighley.

Properties of this calibre on Green Lane are rarely offered to the open market and early viewing is highly recommended to avoid disappointment, with the accommodation in detail comprising:

Part glazed uPVC door to:

HALLWAY: 22'4" x 12'6" with stone flagged floor, beamed ceiling and open staircase to the first floor with store under.



SNUG: 14'6" x 13'6" with oak flooring, feature fireplace with solid fuel stove, fitted bookcase & shelves and glazed doors to the front.



LIVING ROOM: 22'4" x 13'6" with oak flooring, beamed ceiling, feature fireplace with solid fuel stove and glazed doors to the front.

DINING KITCHEN: 26'7" x 14'5" with oak flooring, range of wall and base units with granite worktops, range style oven with tiled splash back & concealed extractor hood, double ceramic sink, integrated dishwasher and a very generous dining area with glazed doors to the rear.



UTILITY: 11'1" x 5'4" with space for washer & dryer with worktop over, oak flooring and Worcester boiler.

CLOAKROOM: 7'7" x 5'4" (of ample size to install a ground floor shower room) with oak flooring, low suite w.c and wash hand basin.

TO THE FIRST FLOOR

LANDING: 14'0" x 8'10" with Velux window and deep store cupboard housing the hot water cylinder.

MASTER BEDROOM: 15'0" x 14'3" with deep fitted wardrobes and glazed doors to Juliette balcony.



EN-SUITE: 14'4" x 7'11" with 5 piece suite comprising panelled bath, large walk-in shower enclosure, low suite w.c, wash hand basin in vanity unit, bidet, chrome ladder radiator, oak flooring and Velux window.



BEDROOM 2: 14'3" x 12'3" with deep fitted wardrobes, Velux window and glazed door to Juliette balcony.



BEDROOM 3: 13'0" x 12'6" with deep fitted wardrobes, Velux window and glazed door to Juliette balcony.

BATHROOM: 8'10" x 8'2" with 4 piece suite comprising panelled bath, shower enclosure, low suite w.c, wash hand basin in vanity unit, chrome ladder radiator, oak flooring and Velux window.

TO THE OUTSIDE

A front drive provides parking for 2 cars. There is a lawned & flagged garden to the front.

A further generous gravelled parking area to the rear gives access to a large **DETACHED GARAGE:** 19'0" x 19'0" with power & light and an electric door.

There is a small flagged sitting out area just off the kitchen and a larger more secluded lawn & established shrubs at a raised level also including veg plot behind the garage; this area enjoying a high degree of privacy and a lovely outlook over fields towards Cowling Pinnacle.

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



COUNCIL TAX: Verbal enquiry reveals that this property has been placed in Council Tax Band G.

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.

POST CODE: BD20 8RU

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

