



**5 MOUNT PLEASANT
GREEN LANE
GLUSBURN**



**A BEAUTIFULLY RESTORED STONE BUILT
4 BEDROOMED PERIOD COTTAGE WITH
A GARAGE, SOUTH FACING LAWNED
GARDENS AND SPECTACULAR LONG
DISTANCE VIEWS**

PRICE: £425,000

8 Main Street, Cross Hills, Keighley BD20 8TB
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Constructed from 2 adjoining stone built cottages which now forms a **superb double fronted semi-detached family home**, this interesting property occupies a **lovely elevated position in a highly regarded & much coveted residential location, backing onto open fields with beautiful landscaped gardens to the front and truly breathtaking long distance views beyond.**

Significantly improved by the current owner with particular reference to the generous Living Kitchen and 4 piece Bathroom, the well proportioned **4 Bedroomed accommodation** also includes a **Cloakroom & Utility and a lovely through Sitting Room with a solid fuel stove and doors to the south facing garden.**

The property has the benefit of a **single garage and a parking space** (a larger parking area could potentially be created at the bottom of the garden). There is also **scope to extend to the gable end of the house above the utility** to provide an en-suite to the master bedroom.

Exuding an aura of real quality and substance and containing many original period features, this exceptional property will appeal to prospective purchasers **seeking an individual home in a thriving village community**, with the accommodation in detail comprising:

TO THE GROUND FLOOR

Part glazed uPVC door with frosted glass to:

PORCH: 4'6" x 4'0" with coat hooks, Quarry tiled floor and part glazed inner door to:

LIVING KITCHEN: 20'0" x 12'11" with range of wall and base units in pastel green with Oak working surfaces over incorporating Belfast sink unit, range cooker with 5 ring gas hob and attractive red brick back interior, integrated dishwasher, ceiling downlights, Oak flooring, large Breakfast Bar with matching Oak top, integrated fridge/freezer and a shallow step up with open plan access to:

DINING AREA: with matching flooring, wall TV point, 2 stylish ceiling downlights and 2 windows with views over open fields to the rear.



UTILITY ROOM: 6'3" x 5'7" with wall and base units with worktops over, washer plumbing and space for a dryer, Velux roof light, Baxi gas fired combination boiler, half glazed external uPVC door and vinyl flooring.

CLOAKROOM: half tiled containing high suite w.c, bracket wash hand basin, 2 wall light points, Velux roof light and vinyl flooring.

TO THE FIRST FLOOR

BALCONY LANDING: 14'4" x 9'8" (max over the stairs) with access to roof void and rear window with views over open fields.

BEDROOM 1: 13'0" x 11'6" with attractive cast iron fireplace, coved ceiling, original battened door, laminate flooring and superb open views.

BEDROOM 2: 13'0" x 8'2" with coved ceiling, access to roof void and views over fields to the rear.

BEDROOM 3: 10'0" x 7'4" with far reaching views towards Sutton Clough.



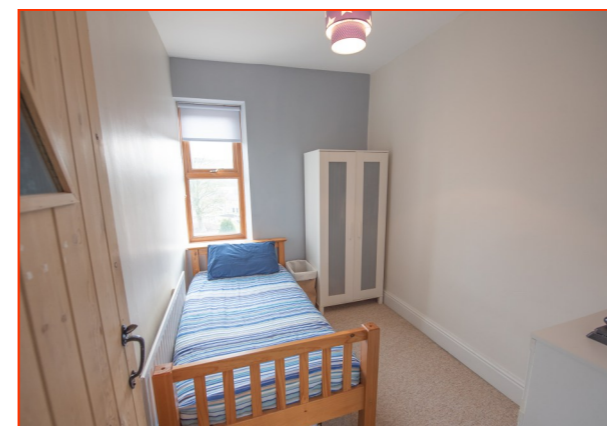
SITTING ROOM: 20'0" x 12'10" a lovely through room with cast iron solid fuel stove with stone surround & hearth with rustic red brick interior, 2 wall light points, TV point, painted beamed ceiling, uPVC glazed doors to the front garden, attractive stone pillars on 2 sides, views to the front & rear and open return spindled staircase to the first floor.



BEDROOM 4: 9'11" x 5'5" with coved ceiling and far reaching views towards Sutton Clough.



BATHROOM: 9'7" x 8'1" (max L-shape) with 4 piece suite comprising panelled bath with shower head attachment, low suite w.c, pedestal wash basin, large shower enclosure with dual heads & sliding glass doors, fully tiled walls, ceiling downlights, extractor fan, tall chrome ladder radiator, Oak laminate flooring, fitted cupboard and large uPVC window with frosted glass.



TO THE OUTSIDE

A private drive provides parking for 1 car and gives access to a detached single **GARAGE:** 22'0" x 8'11" with up-and-over door.

Curved stone steps lead up to a raised garden which is an outstanding feature, being predominantly lawned with a flagged patio, cobbled & rustic brick pathways, a rockery, flower beds, vegetable patches, bird bath, stone trough, greenhouse and a timber arbour.

There is also a stone outbuilding to the gable end of the house and a useful timber shed.

Superb elevated southerly views can be enjoyed from the whole of the front garden.



SERVICES: Mains electricity, gas, water and drainage are connected to the property. The heating/electrical appliances and any fixtures & 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 8RN

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

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

VIEWING: Please contact the Selling Agents, **Messrs. Wilman & 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



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

