



WILMAN & WILMAN



GHYLL HOUSE STATION ROAD CROSS HILLS



PRICE: £275,000

AN UNUSUALLY SPACIOUS 5 BEDROOMED DETACHED FAMILY HOUSE WITH GOOD SIZED GARDENS AND PRIVATE REAR ON SITE PARKING FACILITIES IN A CONVENIENT RESIDENTIAL LOCATION

Partially faced in natural cut and dressed Yorkshire stonework with a pebbledashed rendered finish all covered with a traditional Blue slate roof, this imposing ivy clad property offers very considerably more

than at first meets the eye and provides comfortable 5 Bedrooomed family accommodation in the true sense of the word; this covering 3 floors and including 2 separate Reception rooms, a Kitchen with an oil fired Aga and a large 'L' shaped Conservatory which overlooks mature well stocked Gardens to the rear.

Served by gas fired central heating and majority sealed unit double glazing the property is very handily placed for easy access to a wide range of local schools, shops and other local amenities whilst regular bus and rail services bring the major business centres of North and West Yorkshire within daily acceptable commuting distance.

Of special appeal to those with extended family requirements, this remarkable property represents sensible and realistic value for money for a house of this size and in detail comprises:

TO THE GROUND FLOOR

Covered side Entrance Porch: 6'1"x 3'0" with windows on 2 sides, tiled floor, panelled door with stained and leaded glass to:

ENTRANCE HALL: 5'5" x 20'8" with original stained glass window, Lincrusta dado, open staircase off, large cloaks cupboard with provision for washer dryer, understairs storage cupboard at lower level, telephone point and Delft rack.

ATTRACTIVE FULL WIDTH SITTING ROOM: 20'3" x 11'3" with 2 front windows, one being a bay, Westmoreland slate fireplace with open grate with recessed log store, T.V point, 2 wall light points, dimmer switch and Oak effect laminate flooring.



DINING ROOM: 13'2" x 12'11" with stone feature fireplace with Cornish slate hearth, timber mantle, display niches, T.V plinth, arched recessed chimney breast, dado rail, coved ceiling and wood strip floor. T.V point



KITCHEN: 13'2" x 9'10" with circular bowl stainless steel sink unit with drainer, contemporary range of cream laminate wall and floor units with concealed lighting, working surfaces with matching up stands, recessed fireplace with built in oil fired Aga with tiled inset, original built in cupboards to the side of the chimney breast, wall mounted telephone point, ceiling spotlights, dishwasher plumbing and panelled and stained glass door leading to:



LARGE 'L' SHAPED CONSERVATORY: 31'7" x 13'4" (maximum) with quarry tiled floor, extensive display shelving and doors leading to the Garden.

TO THE FIRST FLOOR

Spindled Staircase with picture rail and gable end window, telephone point.

BEDROOM 1: 13'0" x 12'9" (rear) with picture rail and fireplace.



BEDROOM 2: 13'0" x 10'10" (front) with original cast iron fireplace, range of built in wardrobes with recessed dressing table with overhead cupboards and picture rail.



BEDROOM 3: 10'11 x 9'8" (front) with picture rail.



BATHROOM: half tiled and containing 3 piece suite in white comprising tiled panelled bath, glazed shower cubicle with thermostatically controlled unit over, pedestal washbasin, all with chrome fittings, large built in double cupboards one housing the cylinder, stripped and painted floor boards, ceiling lights and pull light switch.

Low Suite w.c in Separate Room



TO THE SECOND FLOOR

Large landing with sky light window, stripped wood floor and wall mounted Worcester gas fired combination boiler.

BEDROOM 4: 11'11" x 10'11" (limited headroom) front - with cast iron fireplace and abutting gable with exposed roof trusses.

BEDROOM 5: 23'2" x 12'8" (with limited headroom) with beamed ceiling, Velux roof light, wood strip floor and gable end window.

TO THE OUTSIDE

Wrought iron gates leading to low maintenance foregarden with slate chippings, side border with high Beech hedging, attractive enclosed mature rear garden with a paved patio area and a good selection of mature shrubs, trees and plants. The garden has a pond and water feature and houses the oil storage tank. There is permitted development for the erection of a single storey double garage beyond, which currently provides 2 private on site parking spaces.



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

fitting 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 the property has been placed in Category E.

POST CODE: BD20 7EH

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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