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ESTATE AGENTS · VALUERS · LETTING AGENTS

A HIGH QUALITY DETACHED BUNGALOW WITH A GARAGE & PRIVATE PARKING PLUS A SELF-CONTAINED ANNEXE TO THE LOWER GROUND FLOOR – THE WHOLE ENJOYING FABULOUS ELEVATED VIEWS ACROSS THE VALLEY



29 BAR HOUSE LANE
UTLEY

Situated in an elevated position with superb views across the Aire Valley, this beautifully presented & much improved detached bungalow offers more than first meets the eye, with the principal accommodation briefly including: **a Hallway, 2 Reception Rooms, Dining Kitchen, Utility & w.c, 2 Double Bedrooms and a stylish 4 piece House Bathroom.**

Internal steps lead to **the lower ground floor Annexe (which also has self contained access from the outside and a private balcony)** comprising: a Sitting Room, Dining Kitchen, large Double Bedroom, Study and Shower Room. The space would be **ideal for use by a combined family, teenagers or an elderly relative.**

PRICE: £365,000 – NO CHAIN

Tel: 01535 637333 **www.wilman-wilman.co.uk**

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

Externally there is **ample driveway parking giving access to a good sized Garage with an electric door.** There is **a large decked balcony from the dining room with fabulous uninterrupted views across the valley and a smaller balcony off the annexe.**

Bar House Lane is pleasantly tucked away in quiet well-respected part of the village within comfortable driving distance of Keighley Golf & Rugby Clubs and Keighley itself which is **well connected via the Airedale train line between Skipton & Leeds.**

TO THE GROUND FLOOR

uPVC door to:

HALLWAY: 15'2" x 5'10" with ladder access to an **ATTIC:** 24'0" x 9'2" with windows to the front & rear, 2 radiators, power, eaves storage and considerable further potential.

BEDROOM 1: 10'6" x 11'2" with laminate floor and fitted wardrobes.





BATHROOM: 10'9" x 7'2" (L-shape) a generous 4 piece suite large shower enclosure, large shaped bath, low suite w.c, wash hand basin, chrome ladder radiator, laminate floor, tiled walls and window with frosted glass.

DINING KITCHEN: 11'4" x 10'4" with wall and base units, worktops, stainless steel sink & drainer, oven & 4 ring gas hob with extractor hood over, integrated fridge/freezer, integrated washer and laminate flooring.





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

UTILITY: 7'10" x 4'6" with matching flooring and boiler with worktop over.

CLOAKROOM: with vinyl flooring, low suite w.c, wash hand basin, tiled walls, radiator and window with frosted glass.

BEDROOM 2: 10'6" x 9'3" with superb views across the valley.

SITTING ROOM: 13'4" x 13'4" with pebble effect gas fire and fabulous views from picture window.





DINING ROOM: 15'2" x 13'7" with glazed doors to a large decked balcony, side window and steps down to:

THE LOWER GROUND FLOOR ANNEXE

HALLWAY: with gable end window and store cupboards.

SITTING ROOM: 13'1" x 12'0" with laminate flooring and step down to open plan:





DINING KITCHEN: 14'2" x 11'9" with matching flooring, wall and base units, worktops, stainless steel sink & drainer, oven & grill with 4 ring electric hob & extractor hood over, integrated fridge/freezer, space for washer and glazed doors to a decked balcony.

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BEDROOM 3: 12'8" x 15'1" (into fitted wardrobes) with lovely views.





STUDY: 8'5" x 5'7" with laminate flooring and borrowed light from the hallway.

SHOWER ROOM: 9'1" x 8'9" (L-shape) with large tiled shower enclosure, low suite w.c, wash hand basin and vinyl flooring.

TO THE OUTSIDE

A generous driveway with an EV charger provides off road parking and gives access to the **GARAGE:** 19'2" x 11'1" with electric roller shutter door, side window and power & light. Access is via Hollins Close as opposed to Bar House Lane.

There is a large decked balcony from the dining room with fabulous uninterrupted views across the valley, a smaller balcony off the annexe and a further gravelled/flagged sitting out area.





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 E.

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

POST CODE: BD20 6HA

DIRECTIONS: Vehicular access is via Hollins Close as opposed to Bar House Lane.

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: £365,000

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



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