



**Ladymead, Glenlyon Avenue, Keighley, BD20 6LR**

**Asking Price £695,000**

- FOUR BEDROOM DETACHED PROPERTY
- AMPLE OFF-ROAD PARKING
- RECENTLY EXTENDED AND MODERNISED, CREATING A MAGNIFICENT RESULT
- THREE BEDROOMS WITH THEIR OWN EN-SUITES
- SPACIOUS FAMILY HOME FLOODED WITH NATURAL LIGHT
- SET ON A VAST PLOT (3/4 ACRE) WITH BEAUTIFULLY LANDSCAPED GARDENS
- CONTEMPORARY SHED & ADJOINING ROOMS OFFERINGS OPTIONS FOR STORAGE OR WORKSPACE
- EXQUISITE LIVING/DINING KITCHEN
- SUPERB UTILITY ROOM
- PEACEFUL LOCATION OFFERING PLENTY OF PRIVACY

# Glenlyon Avenue, Keighley BD20 6LR

This beautifully presented detached house boasts an impressive layout with four well-appointed bedrooms. The current owners have taken great care to extend and modernise the home, ensuring that it meets the demands of contemporary living while retaining its charm. The expansive garden plot surrounding the property offers a delightful outdoor space.



Council Tax Band: F



## PROPERTY DETAILS

Wow, this stunningly presented and spacious family home, nestled on an expansive garden plot, offers the perfect combination of seclusion and convenience. Simply calling this a four-bedroom detached house doesn't capture the full splendour it offers. The current owners have thoughtfully extended and modernised the property, creating a magnificent result. With fantastic fixtures and fittings throughout and a keen eye for interior design, this home looks like it belongs on the cover of a high-end home magazine.

As you arrive at Ladymead, you are welcomed by a charming garden and the elegant front elevation of this exquisite house. The first impression gives just a hint of what awaits inside and at the rear of the property.

Upon entering, you're greeted by a breathtaking entrance hall, setting the tone for what's to come. To the right is a cosy yet spacious lounge, with windows on every side, allowing natural light to flood in. A beautiful stone fireplace, complete with a recessed multi-fuel stove, serves as a focal point for the room. To the left, the living/dining kitchen steals the show—this fabulous family space is ideal for both everyday living and entertaining. The kitchen is exquisitely fitted with a range of integrated appliances and features a magnificent central island. Large windows on the front and rear elevations invite views of the beautifully landscaped gardens into the space. Off to the side is a handy boiler room, as well as a superb utility room with direct outdoor access and a stylish ground-floor shower room, adding to the home's convenience and functionality.

As you ascend to the first floor, a half-landing with a feature window floods the space with light, leading to a spacious landing. The master suite is a true retreat, boasting windows on three sides that capture picturesque garden views. The luxurious en-suite bathroom features a four-piece suite, creating the ultimate relaxation space. There's also a second double bedroom on this floor with a charming feature ceiling and an en-suite shower room, finished to the same high standard.

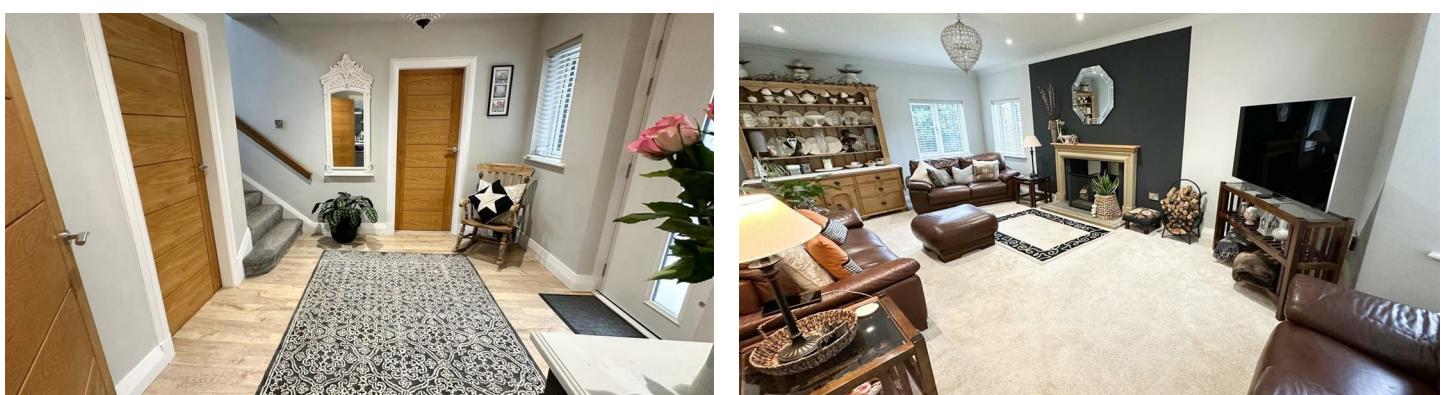
An inner hallway leads to the second floor, where you'll find a versatile office space with a mezzanine bedroom, complete with yet another luxurious en-suite shower room. Continuing up to the second floor from the second staircase, you'll discover an additional double bedroom, perfect for guests or family members seeking privacy.

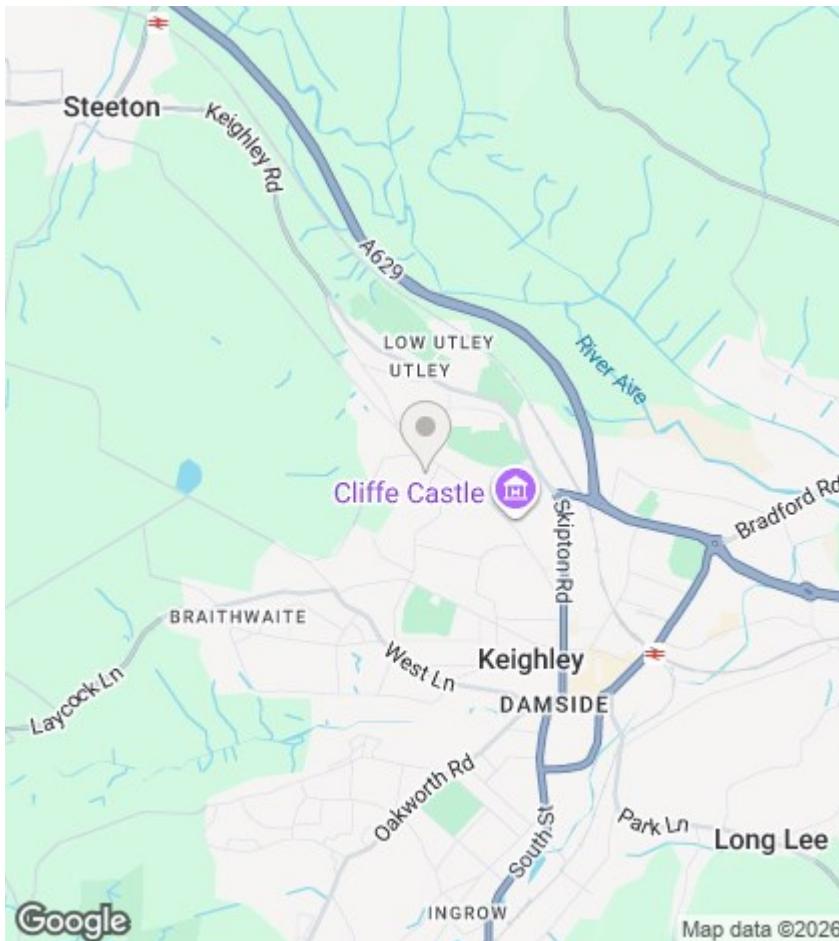
The exterior of the property is equally impressive. Ladymead is set on a vast plot, mainly laid to lawn with mature, tree-lined borders that provide a sense of peace and privacy. There's ample on-site parking, a contemporary shed for additional storage and adjoining rooms with power and lighting, offering flexible options for storage or workspace.

Situated on the prestigious Glen Lyon Avenue, Ladymead is surrounded by other distinguished detached properties. It feels tucked away, yet remains conveniently close to the amenities of Skipton, Silsden and Keighley. Excellent schools, bus and train links and a variety of shops, supermarkets, bars and restaurants are all within easy reach.

For anyone searching for an extraordinary home set on a fabulous plot, Ladymead could be the perfect match.







## Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		74	80
EU Directive 2002/91/EC			

