



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A WELL PRESENTED 3 BEDROOMED  
FAMILY HOME FULL OF ORIGINAL CHARACTER SITUATED  
IN A POPULAR SEMI-RURAL VILLAGE WITH FABULOUS  
ELEVATED VIEWS**



**4 SUNNYBANK VILLAS  
GLUSBURN**

**Constructed in 1903 identified by a date stone within its unique eye-catching architecture**, this impressive property is the centre of 3 which were built for managers of the local mill, **having lovely high ceilings & period features, spanning circa 1050 sq ft with further potential to convert the attic from a ready prepared space in the landing.**

The well presented accommodation includes a **Hallway, 2 large Reception Rooms and an extended Kitchen with 3 thoughtfully proportioned Bedrooms** being complimented by a stylish Bathroom suite. Externally **there is the option to park at the rear** and the garden at the front is a **generous space on the south side with superb elevated views towards Cowling Pinnacle.**

**PRICE: £219,950**

**Tel: 01535 637333**

**[www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

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



Conveniently situated within short walking distance of Glusburn Primary School and the nearby village of Cross Hills which provides all required everyday amenities, the property comprises in greater detail:

### TO THE GROUND FLOOR

Part glazed composite door to:

**HALL:** 18'0" x 3'9" with coved ceiling & rose, Amtico flooring and deep understairs store.



**SITTING ROOM:** 12'0" x 16'5" (into bay window) with matching flooring, coal effect gas fire (not in use), coved ceiling & rose and lovely views towards Cowling Pinnacle.

**DINING ROOM:** 15'0" x 12'9" with Karndean flooring, open grate fireplace (not in use), coved ceiling, original fitted cupboards & drawers, uPVC door to the rear and staircase to the first floor.



**KITCHEN:** 14'6" x 6'5" with wall and base units with worktops over, stainless steel sink, 4 ring gas hob, integrated oven & grill, par tiled walls, dishwasher & washer plumbing, Worcester combination boiler and 2 windows to the rear yard.

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



## **TO THE FIRST FLOOR**

**LANDING:** 15'0" x 10'1" (L shape) with useful fitted cupboard. NB the vendor designed this in such a way to provide the potential to install a staircase to the second floor.



**BEDROOM 1:** 13'10" x 9'5" with feature fireplace recess with mosaic tiled hearth & red brick interior and 2 windows to the front with views towards Cowling Pinnacle.

**BEDROOM 2:** 12'0" x 10'1" (max).



**BEDROOM 3:** 14'0" x 6'7" with similar views to bedroom 1.

**BATHROOM:** 8'6" x 5'6" comprising panelled bath with shower over and inset glass shelves, bracket wash basin with cupboards under & display sill, low suite w.c, chrome ladder radiator, tiled walls, ceiling downlights, Vinyl flooring and window with frosted glass.

## **TO THE OUTSIDE**

The front garden is 2 tiered separated by a central access path, the upper being part flagged and the lower being of a generous size enclosed by panelled fencing and established hedgerows, enjoying a lovely southerly aspect with views towards Cowling Pinnacle.

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There is a yard to the rear which currently includes a shed (with power & light) but which could instead be used to pull a car off the road. There is also space to park immediately adjacent.



**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:** Verbal enquiry reveals that this property has been placed in Council Tax Band B levied by Craven District Council.

**POST CODE: BD20 8PY**

**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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**VISIT OUR WEBSITE: [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

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