



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

FORMING ONE OF 7 BESPOKE APARTMENTS - AN INTERESTING 1 BEDROOMED SECOND FLOOR APARTMENT WITH A USEFUL LARGE MEZZANINE AREA AND A PRIVATE PARKING SPACE CLOSE TO THE VIBRANT VILLAGE MAIN STREET



APARTMENT 6, THE TEMPERANCE, OAKVILLE APARTMENTS, CROSS HILLS

Constructed in Yorkshire stone in the late Victorian era, this imposing bay fronted house has been expertly divided & restored to create 7 individual self-contained apartments by a respected local developer well versed in a number of successful local schemes within the Aire Valley.

The spacious 1 bedroomed second floor apartment has the further benefit of a raised mezzanine area offering flexibility to the layout and is within very convenient walking distance of an excellent range of facilities in Cross Hills nearby Main Street as well as being on a bus route to the neighbouring towns of Skipton, Keighley and Colne.

PRICE: £119,950 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Currently occupied by a sitting tenant who would be happy to stay if the opportunity arises, the apartment is safe & secure and would make a lovely permanent home or alternatively could be purchased as an attractive buy-to-let investment.

With a private allocated parking space and use of the communal sitting area to the rear, the accommodation in detail comprises:

Communal **ENTRANCE HALL** with secure internal door to hallway and staircase to:

THE SECOND FLOOR

OPEN PLAN KITCHEN & SITTING ROOM: 19'1" x 12'6" with range of wall and base units with granite worktops incorporating electric oven and 4 ring electric hob with stainless steel extractor hood over, washer plumbing, space for undercounter fridge, stainless steel sink unit, Juliette balcony with fully glazed doors, **SITTING ROOM** with TV & telephone points, large Velux window, exposed beams and staircase to:



MEZZANINE: 19'4" x 7'1" having 2 Velux windows, glass balustrade panels, eaves storage and views to Farnhill across the valley.

BEDROOM: 13'0" x 11'1" (max) with exposed beams, Velux window, built-in wardrobe, stripped floorboards and wall TV point.



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



BATHROOM: 6'1" x 6'0" comprising panelled bath with thermostatic shower over & glass screen with travertine wall tiling, low suite w.c, pedestal wash hand basin, Vinyl floor, extractor fan and electric towel rail.



TO THE OUTSIDE

There is a single allocated private parking space and each apartment has use of the communal south facing garden to the rear. The garden is tended to by a gardener paid for by the management company.



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

SERVICES: Mains 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.

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



POST CODE: BD20 7RN

TENURE: The prospective owner will have a 1/7th share of the Freehold of the building, a £35 per month payment into the management fund covers buildings insurance, lighting of communal areas and builds a fund for general repairs and maintenance.

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: £119,950

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.