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**A HANDSOME PERIOD END TERRACED FAMILY HOME
WITH A GARAGE AND A LARGE GARDEN SITUATED IN A
CONVENIENT CENTRAL LOCATION**



**5 RYELAND STREET
CROSS HILLS**

Constructed in traditional Yorkshire stone with corbelled eaves and **an attractive bay window to the front, this deceptively spacious & extended end terraced house** stands in a row of only 3 similar properties, being well located within a short walk of the village centre.

Now requiring modernisation throughout but **retaining many original features**, the property provides **an opportunity for purchasers to create a home to their own specification** and briefly comprises; a large Sitting Room, Dining Room, Kitchen and Garden Room complemented by **3 Bedrooms and a modern Shower Room** with separate w.c to the first floor; externally including a **detached Garage and a large garden on the west side.**

PRICE: £215,000 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



There is scope (subject to obtaining consent) to **convert the large Attic space to create a master Bedroom and En-suite, or 2 further Bedrooms** subject to requirement.

Just a stroll from the hustle and bustle of the Main Street, the property is close to a health centre, supermarket and a range of independent retailers and eateries. There is also **an excellent choice of local schools including the highly regarded South Craven Secondary**.

Offered with no forward chain, the accommodation in more detail comprises:

TO THE GROUND FLOOR

Timber door with glazed panel & stained glass side window to:

ENTRANCE HALL: 15'10" x 5'10" with feature panelled walls, coved ceiling and open spindled staircase to the first floor.



SITTING ROOM: 12'2" x 11'11" with coved ceiling, chimney breast with wall light points to alcoves, dado rail and bay window with leaded & stained glass.

DINING ROOM: 15'0" x 11'5" with coved ceiling, coal effect gas fire in tiled hearth, dado rail and windows on 2 sides.



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



KITCHEN: 10'11" x 7'10" with range of wall and base units and original fitted cupboards, working surfaces over incorporating stainless steel sink unit & drainer, undercounter space for fridge & freezer, washer plumbing, space for freestanding electric oven and small keeping cellar.

GARDEN ROOM: 8'11" x 8'2" with tiled floor, Velux roof light and part glazed door to the rear garden.

TO THE FIRST FLOOR

LANDING: with spindled banister, feature glazed light panel, coved ceiling and access to part boarded roof void via drop down ladder with Velux window (with potential for conversion).

BEDROOM 1: 15'0" x 10'3" with lovely views over the garden and towards Cowling Pinnacle.

BEDROOM 2: 12'0" x 11'7" with fitted wardrobes to alcove.



BEDROOM 3: 6'7" x 6'6" with picture rail and cupboard housing the Baxi combination boiler.

SHOWER ROOM: 8'5" x 5'0" with large walk-in shower with glass screen, bracket wash hand basin, part tiled walls, Vinyl floor, deep store cupboard, frosted uPVC window and separate w.c with part tiled walls, frosted uPVC window and Vinyl floor.



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TO THE OUTSIDE

There is a **DETACHED GARAGE** with up-and-over door and a pathway giving access to the large enclosed rear garden on the west side containing a mix of established planting & shrubs, a greenhouse and flagged pathways & patio areas; the whole being safe and secure for those with young children and pets.



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

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.

POST CODE: BD20 8SR

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

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