



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A MODERN STONE BUILT DETACHED PROPERTY WITH 2
DOUBLE BEDROOMS AND A PRIVATE DRIVEWAY
CONVENIENTLY LOCATED WITHIN WALKING DISTANCE
OF CROSS HILLS VILLAGE CENTRE**



34A NORTH VIEW CROSS HILLS

Constructed in attractive stonework approximately 3 years ago, this individual detached property has been run as a holiday let and is consequently presented to a turn key standard, being well suited to those seeking a home which is ideal to 'lock up and leave' which should prove to be economical to run with very little maintenance required.

North View stands within short walking distance of the centre of Cross Hills, providing everyday amenities including a Co-Op, health centre and a variety of independent retailers & eateries whilst also being served by a regular bus service and well connected by train stations in the neighbouring villages of Steeton & Cononley.

PRICE: £249,950

Tel: 01535 637333

www.wilman-wilman.co.uk

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



With this property type being tricky to find in this price range in the village, closer inspection is highly recommended, with the accommodation in detail comprising:

TO THE GROUND FLOOR

Part glazed composite door to:

HALL: 16'4" x 6'3" (max) with laminate flooring and open return staircase to the first floor with useful store area under.

CLOAKROOM: with low suite w.c, bracket wash hand basin, downlight, extractor fan and window with frosted glass and matching flooring.



SITTING ROOM: 16'2" x 9'3" a lovely through room with matching flooring and glazed uPVC doors to the rear.

DINING KITCHEN: 16'2" x 9'4" another light & airy through room with range of contemporary wall and base units, high quality worktops, stainless steel sink unit & drainer, oven & 4 ring gas hob with glass splash back and extractor hood over, integrated dishwasher, washer plumbing, cupboard housing the Ideal combination boiler, laminate floor and open plan **DINING AREA** with glazed uPVC doors to the rear.



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: with rear window, Velux window and access to roof void.

BEDROOM 1: 16'3" x 9'4" with window to the front and Velux to the rear.



BEDROOM 2: 16'3" x 9'4" with windows to the front & gable end and Velux to the rear.

BATHROOM: 8'0" x 6'0" with stylish 4 piece suite comprising panelled bath, low suite w.c, pedestal wash hand basin, shower enclosure with sliding glass doors, Mermaid boarded walls, eye level towel radiator, extractor fan, slate effect flooring and window with frosted glass.



TO THE OUTSIDE

There is a flagged forecourt and a corner of established planting. A side driveway provides driveway parking for 2 cars, giving access to a flagged patio to the rear providing a sheltered sitting out area with external lighting.

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BUSINESS RATES: Verbal enquiry reveals that this property has a rateable value of £1,625.00. Small business rate relief is available but a prospective purchasers must satisfy their own personal requirements.

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 7RU

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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