



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**AN EXCITING OPPORTUNITY TO ACQUIRE ONE OF 14  
RECENTLY CONVERTED & LARGER THAN EXPECTED  
APARTMENTS CONVENIENTLY LOCATED IN THE CENTRE  
OF THE POPULAR VILLAGE OF CROSS HILLS**



## **APARTMENT 10 JUBILEE COURT CROSS HILLS**

Now nearing completion, these 14 larger than expected apartments **each offer something slightly different with floor areas ranging from 500 to 850 sq ft**, the majority having Juliette balcony views towards Cowling Pinnacle whilst being within a stone's throw of the centre of the village.

Cross Hills is a thriving community where new apartments in this price range are rarely offered to the open market, known for providing a range of shops & facilities within close walking distance and having **regular network links to the larger business centres of Skipton, Leeds and Manchester.**

## **PRICE: £132,500**

**Tel: 01535 637333**

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

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



**Having a private car park to the rear with designated parking for 7 of the apartments, early reservation is recommended to avoid disappointment.**

Entrance door to:

**HALL:** with staircase to first floor and wall heater.

**CLOAKROOM:** 4'4" x 3'2" low suite w.c, wash hand basin, sensor lighting, extractor fan and vinyl floor.

**KITCHEN, DINING & SITTING ROOM:** 27'6" x 10'11" (max) to the kitchen area is a range of wall and base units with laminate worktops over incorporating electric oven, 4 ring electric hob with stainless steel extractor hood over, stainless steel sink unit and drainer, tiled splashbacks, space and plumbing for washing machine, space for tall fridge freezer, vinyl floor and opening to:

**SITTING ROOM:** 16'11" x 10'11" having French doors with a Juliette balcony and lovely views towards the hills, useful storage cupboard under the stairs housing the pressurised hot water cylinder.



### **TO THE FIRST FLOOR:**

**LANDING:**

**BEDROOM 1:** 11'7" x 10'11" having elevated views towards Sutton Clough.

**BEDROOM 2:** 9'7" x 8'0" with large Velux window.

**BATHROOM:** 6'5" x 5'7" (max) comprising panelled bath with thermostatic shower over and glass screen, part tiled walls, low suite w.c, pedestal wash hand basin, vinyl floor and extractor fan.

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



**COUNCIL TAX BAND: TBC**

**SERVICES:** Mains water, drainage and electricity are connected. The building is pre-wired for BT Full Fibre Optic Internet. 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 8FX**

**TENURE:** The properties will be leasehold. More information to follow.

**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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**PRICES:**

- 1: £139,950 – **Sold subject to contract**
- 2: £129,950
- 3: £132,500
- 4: £129,950 – **Sold subject to contract**
- 5: £137,500 – **Sold subject to contract**
- 6: £139,950
- 7: £135,000
- 8: £135,000
- 9: £139,950 – **Sold subject to contract**
- 10: £132,500
- 11: £137,500 – **Sold subject to contract**
- 12: £145,000 – **Sold subject to contract**
- 13: £115,000 – **Sold subject to contract**
- 14: £129,950

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

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