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ESTATE AGENTS · VALUERS · LETTING AGENTS

A RECENTLY MODERNISED SPACIOUS END TERRACED VICTORIAN HOUSE WITH ENCLOSED YARDS TO THE FRONT & REAR AND PRIVATE PARKING STANDING IN A QUIET LOCATION CLOSE TO THE VILLAGE CENTRE



7 THOMAS STREET CROSS HILLS

Conveniently located just off the highly desirable Park Road within a 2 minute level walk to the centre of Cross Hills, this substantial end terrace offers **well proportioned living accommodation** which briefly comprises: **a good sized Breakfast Kitchen**, Sitting Room, useful Keeping Cellar, **2 generous Bedrooms** & a house Bathroom.

Externally there are **good sized low maintenance yards to the front & rear**, with **private street parking for 3 cars** available to the front and gable end; also **enjoying pleasant open views towards Sutton Clough and Cowling Pinnacle**.

PRICE: £195,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



The house has undergone **substantial improvement** to include; **a full re-wire, new combination boiler, a new Bathroom and re-decoration throughout** and includes modern uPVC doors & windows (fitted approximately 4 years ago).

The owner has decided to leave a new kitchen installation for a prospective purchaser, offering an exciting opportunity to have **a choice and specification to their own taste**. With a **good choice of schools, shops & amenities very close by**, the property in further detail comprises:

TO THE GROUND FLOOR

Part glazed uPVC entrance door to:

ENTRANCE HALL: with quarry tiled floor, mat well and staircase with part panelled walls to the first floor.

BREAKFAST KITCHEN: 12'3" x 11'11" with range of wall and base units with worktops over incorporating stainless steel sink unit & drainer, , space for fridge and freezer, Main combination boiler, laminate floor and door to:

CELLAR: 14'9" x 4'4" with stone flagged floor and window.

SITTING ROOM: 14'11" x 13'10" with opening to chimney breast with tiled hearth & matching interior with carved timber surround & mantel, coved ceiling & rose and part glazed uPVC door to the rear yard.



TO THE FIRST FLOOR

LANDING: 6'4" x 5'10" with access to part boarded roof void via pull down ladder.

BEDROOM 1: 14'5" x 13'11" a large bright and airy room with a southerly aspect having 2 windows with views to Sutton Clough & Cowling Pinnacle.

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



BEDROOM 2: 12'3" x 8'7"

BATHROOM: 6'0" x 5'6" with new 3 piece suite comprising panelled bath with hand held shower attachment and thermostatic shower over with dual heads, low suite w.c with concealed cistern, pedestal wash hand basin, part boarded walls, vinyl floor and frosted uPVC window.



TO THE OUTSIDE

To the front there is a good sized yard with stone walls, a cast iron entrance gate and an outside light. There is an enclosed rear garden with bark chippings and feature stepping stones, a flagged pathway and stone wall boundaries with a sunny southerly aspect. Private street parking is available to the front and gable end.

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

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 8AT

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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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