



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A VERSATILE & WELL PRESENTED STONE BUILT 3  
BEDROOMED BACK-TO-BACK TERRACE SITUATED IN  
A POPULAR VILLAGE LOCATION**



**13 CROFT HEAD TERRACE  
GLUSBURN**

Dating back in excess of 100 years, **this imposing double fronted back-to-back terraced cottage enjoys a lovely open aspect** and stands in a popular residential location **within close proximity of Glusburn Primary School and all of the amenities in Cross Hills thriving village centre.**

Offering more than at first meets the eye, the house provides **versatile 3 Bedroomed family accommodation covering 3 floor levels**, also including a **Dressing Room or Home Office** to the second floor landing and a **small foregarden with private street parking immediately adjacent.**

**PRICE: £169,000**

**Tel: 01535 637333**

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

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



**Well presented throughout** and with the benefit of **useful storage space in a cellar and within eaves to the second floor**, the accommodation in further detail comprises:

### **TO THE GROUND FLOOR**

Part glazed timber entrance door to:

**ENTRANCE PORCH:** with tiled floor, original stone sills and solid timber door to:

**SITTING ROOM:** 15'8" x 14'3" with parquet Oak flooring, fitted cupboards to one alcove and staircase to the first floor.



**KITCHEN:** 12'3" x 7'0" with range of wall and base units with Oak effect laminate worktops over, electric oven & 4 ring electric hob with concealed extractor hood over, ceramic sink unit & drainer, washer plumbing, space for tall fridge freezer, tiled floor and door to the cellar.



**CELLAR:** 12'2" x 6'7" a useful storage space housing the Baxi combination boiler, original stone bank and washer plumbing.

### **TO THE FIRST FLOOR**

**LANDING:** with return open staircase to the second floor and useful deep store cupboard.

**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 1:** 13'7" x 9'8" with range of deep fitted wardrobes.

**BEDROOM 2:** 9'4" x 7'5".



**BATHROOM:** 9'7" x 4'1" comprising panelled bath with thermostatic shower over with curtain & rail, pedestal wash hand basin, low suite w.c, frosted uPVC window, towel rail and tiled floor.

### TO THE SECOND FLOOR

**HOME OFFICE / DRESSING ROOM:** 10'4" x 9'6" (max) a versatile space currently being used as a home office with a large Velux window and useful eaves storage.

**BEDROOM 3:** 10'10" x 10'3" with Velux window and fitted wardrobes with sliding doors to the eaves.



### TO THE OUTSIDE

Private street parking is available to the front of the property and there is a low maintenance front yard with space for a small store shed, a raised seating area and lower level storage space.

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**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.

**COUNCIL TAX BAND:** Verbal enquiry reveals that this property has been placed in Category A.

**POST CODE: BD20 8QB**

**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.

**PRICE: £169,000**

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



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