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ESTATE AGENTS · VALUERS · LETTING AGENTS

A SIGNIFICANTLY IMPROVED 3 BEDROOMED END TOWN HOUSE WITH DRIVEWAY PARKING, A GARAGE AND A GENEROUS REAR GARDEN SITUATED IN A CONVENIENT LOCATION CLOSE TO THE VILLAGE CENTRE



17 ELMORE TERRACE CROSS HILLS

Recently the subject of modernisation and improvement, this bay fronted end town house provides well designed 3 Bedroomed accommodation briefly including a spacious Sitting Room with a solid fuel stove, a superb full width Dining Kitchen giving access to an extended Sun Room and a contemporary Shower Room; externally having the benefit of a Garage and a large & secure garden to the rear with valuable private parking for 2 cars to the front.

The property stands in a well established residential location on the edge of the village but within close walking distance of a good range of shops, bus routes, social amenities and excellent schools including the highly acclaimed South Craven Secondary School.

PRICE: £205,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Providing a **well presented ready-made family home** which is likely to **appeal to a wide variety of purchasers**, the accommodation in detail comprises:

TO THE GROUND FLOOR

Half glazed uPVC door to:

PORCH: 5'2" x 4'1" with windows on 3 sides and part glazed inner door to:

HALL: 3'9" x 3'4" with matted flooring and staircase to the first floor.

SITTING ROOM: 13'5" x 12'2" with solid fuel stove with feature Oak mantel over and attractive splay bay window.



DINING KITCHEN: 16'5" x 9'6" with upgraded wall and base units, Oak effect worktops, composite sink & drainer, 4 ring electric hob & oven with extractor hood over, washer & dishwasher plumbing, cupboard housing the Baxi combination boiler, part tiled walls, space for dryer, useful understairs store/dog pen with independent external door, half glazed stable style door to the outside and generous dining area with glazed doors to:

SUN ROOM: 9'9" x 9'9" with windows on 3 sides, central heating radiator and glazed doors to the rear garden.



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: 7'5" x 5'5" with side window and ladder access to the loft.

BEDROOM 1: 11'6" x 10'8" a generous double room with ample space for wardrobes and views towards Cowling Pinnacle.



BEDROOM 2: 9'6" x 8'8" with view over the rear garden.

BEDROOM 3: 5'5" x 8'6" (max) with views towards Ravenstone Woods.



SHOWER ROOM: 6'7" x 5'9" with contemporary suite comprising large walk-in shower enclosure with fixed glass screen, low suite w.c, wash hand basin, tall chrome ladder radiator, part tiled walls, tiled floor, extractor fan and window with frosted glass.

TO THE OUTSIDE

A double width driveway to the front has recently been improved and provides valuable private parking for 2 cars.

Secure gates to the side give access to a generous rear garden, being part decked and chipped in slate for ease of maintenance. There is also a detached **GARAGE:** 16'0" x 8'0".

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The whole is enclosed by panelled fencing (with pedestrian gated access to the rear); making it safe and secure for young children and pets.



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 B levied by Craven District Council.

POST CODE: BD20 7RX

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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