



## 7 THE OLD CORN MILL GLUSBURN



**A MODERN END TOWN HOUSE WITH A  
LARGER THAN AVERAGE GARDEN COVERING  
3 FLOOR LEVELS INCLUDING AN INTEGRAL  
GARAGE BACKING ONTO FIELDS & ENJOYING  
FABULOUS RURAL VIEWS**

**PRICE: £294,000**

8 Main Street, Cross Hills, Keighley BD20 8TB  
Tel: 01535 637 333 [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)







**Standing on the site of an original 19th Century Corn Mill**, this highly regarded development was completed by Messrs Procter Brothers approximately 20 years ago, **with number 7 occupying a favourable plot nestled at the end of the cul-de-sac, consequently having a larger than average garden and enjoying fabulous rural views over open fields immediately to the rear.**

The principal living space is at first floor level above an integral **Garage and Bedroom 3 & En-Suite** with the accommodation comprising: a spacious Sitting Room and a **generous Dining Kitchen & Utility** complemented by **2 further Double Bedrooms (one could easily be split to provide a 4th bedroom as per the original layout) and a House Bathroom** to the second floor; also having a **lawned south facing garden to the front & side giving access to the rear which has recently been re-flagged in Indian slate.**

**Glusburn is a very popular village known for having a beautiful park and a highly regarded Primary School**, with nearby Cross Hills offering a useful range of amenities including the **highly acclaimed South Craven Secondary School** and Steeton railway station providing excellent links to the larger towns & cities of **Skipton, Keighley, Bradford and Leeds.**

**Having private driveway parking for 2 cars, early viewing is strongly advised to avoid disappointment**, with the accommodation in detail comprising:

### TO THE GROUND FLOOR

Covered open **PORCH**, external lighting and part glazed door to:

**ENTRANCE HALL:** 14'11" x 4'3" with ceiling downlights, side window, laminate flooring and staircase to the first floor.



**DINING KITCHEN:** 13'11" x 10'2" with cream wall and base units with worktops over, integrated appliances comprising 4 ring gas hob with stainless steel extractor hood over, electric oven, Smeg dishwasher, built-in freezer, glazed French doors to Juliette balcony with views over fields, laminate flooring, stainless steel sink, cupboard housing the Ideal combination boiler and ample space for a dining table & chairs.

**BEDROOM 3:** 10'8" x 10'3" with laminate flooring and external door to the rear garden.

**EN SUITE:** 9'4" x 2'11" comprising shower enclosure, pedestal wash basin, low suite w.c, tiled walls, tiled flooring, shaver point, extractor fan, ceiling downlights and window overlooking rear garden (this room is in need of modernisation).

### TO THE FIRST FLOOR

**LANDING:** with ceiling downlight and return staircase to the second floor.

**SITTING ROOM:** 14'0" x 13'6" with coal effect gas fire in composite fire surround on stone hearth, ceiling downlight, glazed doors to Juliette balcony, laminate flooring and TV point.

**UTILITY ROOM:** 6'5" x 5'3" with plumbing for washing machine, space for dryer, shelves for laundry & towels and side window overlooking open fields.



### TO THE SECOND FLOOR

**LANDING:** with access to part boarded roof void storage area with light (accessed by a pull down loft ladder).

**BEDROOM 1:** 10'2" x 11'10" with ceiling downlight, full bank of cream fitted wardrobes with attractive mirrored centre door and double window with views over open fields.



**BEDROOM 2:** 13'5" x 14'0" (originally 2 rooms and potential to easily revert back) with 2 windows to the front, recess with fitted wardrobe and additional large recess area.



**BATHROOM:** 6'4" x 5'6" with 3 piece suite in white comprising panelled bath with shower over & glass screen, pedestal wash basin & low suite w.c, part tiled walls, extractor fan, ceiling downlights and tiled flooring.

### TO THE OUTSIDE

A driveway provides private parking for 2 cars and gives access to the **INTEGRAL GARAGE:** 17'0" x 9'4" with power & light, wooden shelves and a cold water tap.

The rear is laid down to a private sheltered recently flagged patio and a higher level decked area with flower borders enclosed by a laurel hedge. At the side of the property there is a pathway with established plants & evergreens leading to a south facing lawn with gated access to the front of the property.



**SERVICES:** Mains water, drainage, gas 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:** Verbal enquiry reveals that this property has been placed in Council Tax Band D.

**POST CODE:** BD20 8DW

**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, 8 Main Street, Cross Hills, BD20 8TB (01535) 637333.

**AGENTS NOTE:** Under the terms of The Estate Agents Act 1979, this property is owned by a member of staff at Wilman & Wilman Estate Agents.

**PRICE:** £294,000

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



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

