



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A TRADITIONAL 2 BEDROOMED COTTAGE WITH A LOVELY GARDEN OVERLOOKING A STREAM & OPEN FIELDS SITUATED IN AN IDYLIC SEMI-RURAL LOCATION WITHIN THE POPULAR VILLAGE OF LOTHERSDALE**



## **2 SPRING TERRACE LOTHERSDALE**

**Situated within a small terrace of 5 similar period dwellings, this enchanting cottage is constructed in coursed natural Yorkshire stonework covered with a blue slate roof and enjoys lovely uninterrupted views over open fields, having an easily managed garden overlooking an attractive meandering stream to the rear.**

**Full of charm & character complemented by modern sash windows to the front and an upgraded oil-fired heating system; the property would now benefit from further improvement throughout but provides an exciting opportunity for prospective purchasers to make personal changes to suit their own taste & specification.**

## **PRICE: £199,950**

**Tel: 01535 637333**

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

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



Lothersdale is a thriving village community close to the Yorkshire/Lancashire border, known for having a **highly regarded primary school, a lovely park, the dog friendly Hare & Hounds village pub and country walks virtually from the doorstep.**

**Offered with no forward chain,** the accommodation in detail comprises:

### **TO THE GROUND FLOOR**

Panelled door with stained & leaded glass window above to:

**ENTRANCE VESTIBULE:** with coat hooks and part glazed inner door to:

**SITTING ROOM:** 14'1" x 12'11" with feature cast iron open grate fire, original fitted cupboards, and sash window.



**DINING KITCHEN:** 14'2" x 11'5" (max) with range of wall and base units with contrasting working surfaces over incorporating ceramic sink unit & drainer, electric oven and 4 ring hob, washer plumbing, recess for fridge, part tiled walls, useful understairs store, mosaic tile effect Vinyl flooring, ceiling downlights, dining area with part exposed stone wall, part glazed door to the rear garden and staircase to the first floor.



**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:** with access to roof void.

**BEDROOM 1:** 14'2" x 12'10" with sash window, deep fitted wardrobes, pull light switch and views over open fields to the front.



**BEDROOM 2:** 8'2" x 9'3" with fitted wardrobe, cupboard over the stairs and views over open fields to the rear.



**BATHROOM:** 5'8" x 5'2" with 3 piece suite in white comprising panelled bath with shower over, pedestal wash basin, low suite w.c, part tiled wall, pull light switch and window with views over fields to the rear.

## **TO THE OUTSIDE**

There is a small forecourt with flower borders enclosed by a gate and iron railings. The garden to the rear includes a stone outbuilding and a sitting out area which backs directly onto a stream and fields with a lovely open aspect.

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

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**SERVICES:** Mains drainage, electricity and spring water are connected to the property. Gas is not available in the village. 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.

**TENURE:** The property is freehold and vacant possession will be given on completion of the sale.

**POST CODE: BD20 8HA**

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



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