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ESTATE AGENTS · VALUERS · LETTING AGENTS

**A WELL PRESENTED AND GENEROUSLY PROPORTIONED 2
BEDROOMED DUPLEX APARTMENT SET WITHIN A
FORMER LIBRARY CLOSE TO THE VILLAGE CENTRE**



**9 CORONATION HALL
EARBY**

Being one of only 9 bespoke apartments within a sympathetic conversion of a former library, this 2 Bedroomed apartment is **larger than might be expected** and is presented to “like new” standards, with the conversion completed approximately 4 years ago.

Architecturally this historic building has a commanding presence with the developer, who is well versed in conversions of this nature, **retaining many of the buildings original features**, whilst providing a contemporary light & airy living space.

PRICE: £117,550

Tel: 01535 637333

www.wilman-wilman.co.uk

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



The accommodation briefly comprises **an open plan Sitting Room & Kitchen, 2 large second floor Double Bedrooms and a Bathroom** and would suit first time buyers, buy to let landlords or those seeking a holiday let or second home.

Earby offers a useful range of everyday shops and services whilst the larger towns of **Skipton and Colne are only 10-15 minutes away by car**, having easy access to the Yorkshire Dales, East Lancashire and the motorway network.

Immaculately presented throughout, the apartment comprises:

Communal **HALLWAY** and stairs to:

THE FIRST FLOOR

Solid timber door to:

HALL: with Vinyl floor, space for coats & shoe rack and staircase to the second floor.

OPEN PLAN KITCHEN & SITTING ROOM: 17'4" x 13'7" (max) with range of wall and base units with contrasting laminate worktops over incorporating 1½ bowl stainless steel sink unit & drainer, electric oven, 4 ring electric hob with extractor hood over, space for undercounter fridge, washer plumbing, further space for freezer, laminate flooring, space for small dining table, telephone entry system, 3 large windows with fitted blinds and TV & telephone points.



TO THE SECOND FLOOR

LANDING: with glass balustrade and access to roof void area.

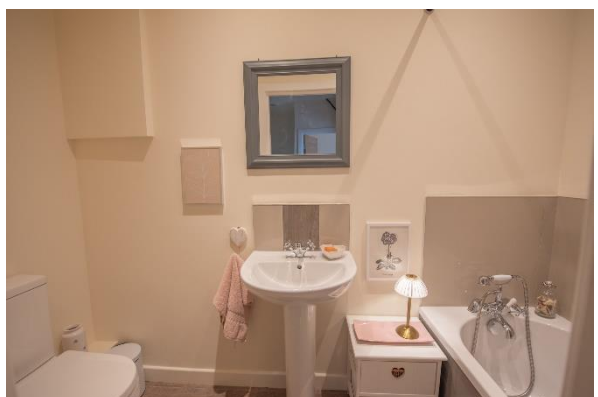
BEDROOM 1: 17'2" x 10'1" (plus space into the eaves) with large Velux window, wall TV point and raised level with additional store space under the eaves.

BEDROOM 2: 10'9" x 10'9" (plus space under the eaves) with large Velux window, wall TV point and raised level with additional store space under the eaves.

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



BATHROOM: 8'8" x 5'6" (max) comprising panelled bath with thermostatic shower over, low suite w.c, pedestal wash hand basin, vinyl floor, extractor fan and chrome ladder towel rail.



TO THE OUTSIDE

Street parking is available to the front and close by to the apartment.

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

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SERVICES: Water, drainage and electricity are connected to the property. Gas is not connected to the building. 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: BB18 6TW

TENURE: The property is leasehold held under the remaining term of a 999 year lease. A very reasonable monthly service charge of £45 covers the buildings insurance, CCTV & lighting of communal areas, window cleaning and ground rent.

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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