



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A SUPERBLY PRESENTED 3 BEDROOMED PERIOD HOUSE WITH A LARGE OVERALL ATTIC ROOM, DRIVEWAY PARKING, A GENEROUS GARDEN AND LOVELY ELEVATED SOUTHERLY VIEWS SITUATED WITHIN WALKING DISTANCE OF A RANGE OF EVERYDAY AMENITIES**



## **7 SUNNYBANK VILLAS GLUSBURN**

**Constructed in circa 1903 with unique eye-catching architecture**, this impressive family home stands in the centre of 3 which were purpose built for managers of the local mill, **having lovely high ceilings, period features and high quality fixtures & fittings, boasting an impressive floor area of circa 1100 sq ft.**

The beautifully presented accommodation includes a **Hallway, large Sitting Room, Dining Kitchen, a rear Hall/Utility, 3 thoughtfully proportioned Bedrooms**, a stylish Bathroom suite and a **large overall Attic Room**. Externally there is **the option to park at the rear** and there is a **generous garden to the front which enjoys a favourable southerly aspect and superb elevated views towards Cowling Pinnacle.**

## **PRICE: £274,000**

**Tel: 01535 637333**

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

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



**Conveniently situated within short walking distance of Glusburn Primary School and the nearby village of Cross Hills which provides everyday amenities, the property comprises in greater detail:**

### **TO THE GROUND FLOOR**

Part glazed uPVC door to:

**ENTRANCE HALL:** 14'4" x 6'1" with vinyl floor, part panelled walls, cupboard with space & plumbing for washer and dryer and useful understairs pantry.

**DINING KITCHEN:** 14'9" x 12'6" with range of wall and base units with granite worktops over incorporating recessed 1½ bowl stainless steel sink unit, integrated dishwasher, Leisure range cooker with 7 ring gas hob recessed to the chimney breast with concealed extractor hood, cupboard underlighting, Baxi combination boiler and LVT flooring.



**HALLWAY:** with Oak flooring, coved ceiling, part glazed composite door to the garden and staircase to the first floor.

**SITTING ROOM:** 13'7" x 12'0" with feature gas fire to chimney breast, coved ceiling and views over the garden towards Cowling Pinnacle.



**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 return staircase to the second floor.

**BEDROOM 1:** 15'0" x 9'9" with coved ceiling and original fitted cupboards.

**BEDROOM 2:** 13'8" x 8'9" with coved ceiling, original fitted cupboards and views towards Sutton Clough and Cowling Pinnacle.



**BEDROOM 3:** 10'4" x 6'6" with similar views and coved ceiling.

**BATHROOM:** 5'8" x 5'7" shaped shower bath with glass screen and thermostatic shower, low suite w.c, pedestal wash hand basin, tiled floor & walls, ladder towel rail, frosted uPVC window and extractor fan.

## **TO THE SECOND FLOOR**

**ATTIC ROOM:** 14'8" x 9'3" (plus space under the eaves) with exposed beams, 3 Velux windows with views to Sutton Clough & Cowling Pinnacle and useful store cupboard to the eaves.



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## **TO THE OUTSIDE**

To the rear is a cobbled driveway providing off street parking and further private parking to the road.

There is a lovely south facing sun trap garden to the front with a raised patio and established planting and steps leading to a lower garden being majority lawned with a small flagged patio, a bespoke timber shed and high level panelled fencing for privacy.



**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 Band B.

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

**POST CODE:** **BD20 8PY**

**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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