



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

CONVERTED FROM A FORMER PRINTWORKS BY A WELL RESPECTED LOCAL DEVELOPER – A MODERN FIRST FLOOR 1 BEDROOMED APARTMENT WITH A FURTHER MEZZANINE AREA SITUATED IN A CENTRAL VILLAGE LOCATION WITH A PRIVATE PARKING SPACE



APARTMENT 4, THE OLD PRINTWORKS, BRIGG MOUNT CROSS HILLS

This popular development was completed in 2017, with this 1 Bedroomed first floor apartment offering affordable and versatile living, with the benefit of an additional mezzanine area in a central convenient location, standing within a secure gated courtyard and having a private designated parking space.

With all the conveniences of Cross Hills Main Street virtually on the doorstep including the local Co-Operative store, The White Bear pub and a good array of independent shops & businesses, the apartment could hardly be better placed, also being well served by public transport to the towns of Skipton and Keighley.

PRICE: £115,000 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



With electric heating, sound proofing & insulation of a high standard in order to comply with current building regulations, **this property should prove to be economical to run** and in detail comprises:

External staircase to balcony area with half glazed uPVC door to:

OPEN PLAN SITTING ROOM & KITCHEN: 20'1" x 11'4" with window to the front, staircase to the mezzanine, exposed beams, wall TV point and opening to:

KITCHEN: with range of wall and base units with laminate worktops over incorporating electric oven, 4 ring electric hob with stainless extractor hood over, space for tall fridge freezer, washer plumbing, space for undercounter fridge / freezer and Vinyl floor.



MEZZANINE: 11'6" x 9'8" (plus eaves storage) a lovely versatile space suitable for a variety of uses with glass balustrade, eaves storage, exposed beams, wall TV point and Velux window.

BEDROOM: 8'7" x 7'7" (plus deep fitted wardrobe) with wall TV point, fitted wardrobe and window to the rear elevation.



BATHROOM: 7'3" x 5'4" (max) comprising panelled bath with thermostatic shower over, low suite w.c, pedestal wash hand basin, vinyl floor and extractor fan.

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 OUTSIDE

There is a single allocated parking space. There is also a small seating area on the balcony outside the property having views across the valley.



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

SERVICES: Mains 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.

POST CODE: BD20 8AB

TENURE: We have been informed the property is held on a 999 year lease and a £516 maintenance charge per annum is payable, to include buildings insurance, lighting of communal areas, CCTV operation and maintenance & electric entrance gates to the courtyard.

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



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.

PRICE: £115,000 – NO CHAIN

VISIT OUR WEBSITE: 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.