



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A CHARMING STONE BUILT ONE BEDROOMED COTTAGE
WITH CONSIDERABLE FURTHER POTENTIAL SITUATED IN
A SOUGHT AFTER SEMI-RURAL LOCATION**



**17 GREEN LANE
GLUSBURN**

This interesting stone built cottage stands at the lower end of highly regarded Green Lane, providing a rare opportunity to acquire a property in this location at an affordable price and although it ideally requires modernisation, it gives prospective purchasers the option to make improvements to their own taste & specification.

The cottage is well placed close to **Glusburn Primary School** and the local Institute whilst **country walks can be enjoyed virtually from the doorstep**. Nearby Cross Hills provides further everyday amenities, being **equidistant to the larger towns of Colne, Skipton & Keighley**.

PRICE: £112,500 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



The first floor accommodation currently includes 1 bedroom and a large bathroom but **the layout could be re-configured to provide 2 bedrooms**. There is also an option to purchase land to the rear by separate negotiation.

Offered with no forward chain, the property is recommended for closer inspection and in detail comprises:

TO THE GROUND FLOOR

uPVC door to:

SITTING ROOM: 13'4" x 12'4" with exposed floorboards, gas fire with back boiler (and potential for a solid fuel stove), fitted cupboards & shelves, dado rail and one feature exposed stone wall.



KITCHEN: 10'8" x 5'0" with basic range of units, worktops, ceramic sink, oven & 4 ring gas hob with stainless steel splashback, part tiled walls, washer plumbing, tiled floor and open return staircase with useful understairs store/pantry area.



TO THE FIRST FLOOR

LANDING: 11'0" x 4'10" with access to loft.

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



BEDROOM 1: 11'0" x 9'5" with exposed floorboards, fitted shelves, picture rail and views towards Cowling Pinnacle.



LARGE BATHROOM: 13'8" x 6'6" comprising panelled bath with electric shower over & glass screen in part tiled walls, low suite w.c, pedestal wash basin, fitted airing cupboard housing the hot water cylinder, exposed floorboards, dado rail and window with frosted glass.

NB: the walls to the first floor are partition only and the layout could be changed to include a 2nd bedroom if required.

TO THE OUTSIDE

There is a small piece of shared land beyond number 21 where bins can be stored.

The land to the rear is under different ownership but could be available by separate negotiation.

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

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.

POST CODE: BD20 8RJ

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** 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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