



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A GOOD SIZED 2 BEDROOMED TERRACED HOUSE IN A
WELL ESTABLISHED RESIDENTIAL AREA WITHIN A
SHORT WALK OF CROSS HILLS VILLAGE CENTRE**



**11 AIRE STREET
CROSS HILLS**

Constructed in coursed stone with corbelled eaves and a blue slate roof, this traditional terraced property enjoys views towards Sutton Clough & Farnhill Moor and is well situated within close proximity of a wide range of amenities including the highly acclaimed South Craven Secondary School.

The accommodation briefly includes a full depth open plan Sitting Room with new fitted Kitchen and access to an enclosed yard on the south side, having 2 well proportioned Bedrooms to the first floor complemented by a spacious new Bathroom suite.

PRICE: £146,000 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Ideal for first time buyers, the investment market, or those looking to downsize, with a **new Kitchen, Bathroom suite and upgraded consumer unit, this sensibly priced property is offered with no forward chain** and in further detail comprises:

TO THE GROUND FLOOR

Multi-paned timber door to:

SITTING ROOM: 11'10" x 11'0" with new laminate flooring, coved ceiling, TV point, window to the front and open staircase to the first floor.



KITCHEN: 11'0" x 9'0" with new matching flooring, new range of wall and base units with laminate worktops over incorporating stainless steel sink unit & drainer, electric Indesit oven, 4 ring Indesit induction hob with concealed extractor hood over, coved ceiling, space and plumbing for washing machine, space for tall fridge freezer, wall mounted Ideal combination boiler, space for dining table and half glazed uPVC door to the rear.



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 roof void access.

BEDROOM 1: 11'0" x 7'11" views across the valley towards Farnhill.

BEDROOM 2: 11'0" x 6'0" with new laminate flooring and views over the rooftops towards Sutton Clough.



BATHROOM: 8'0" x 6'0" (max) new suite comprising panelled bath with shower head attachment over and boarded walls, high level w.c, wash hand basin, laminate floor and high level storage cupboards.



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TO THE OUTSIDE

Street parking is available to the front.

There is a small south facing yard to the rear with a security light, being enclosed by low walls and a pedestrian gate.

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 A.

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

POST CODE: BD20 7RT

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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