



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A BEAUTIFULLY RESTORED 2 BEDROOMED
BACK-TO-BACK COTTAGE OVER 3 FLOOR LEVELS WITH
THE RARE ADVANTAGE OF A GARAGE & PRIVATE
PARKING SITUATED IN A POPULAR SEMI-RURAL VILLAGE**



6 LODGE STREET GLUSBURN

Having an unexpected floor area in excess of 700 sq ft, this back-to-back terraced cottage is conveniently situated within short walking distance of Glusburn Primary School and the nearby village of Cross Hills which provides all required everyday amenities.

The property has been the subject of **full modernisation by the current owner** including a **modern open plan Sitting Room & Breakfast Kitchen**, useful **Study area to the Landing**, good sized first floor **Double Bedroom & contemporary Bathroom** and a large **2nd Bedroom to the attic** with eaves storage and Velux & gable end windows.

PRICE: £145,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



With the **rare inclusion of a Garage & private parking in this price range**, the property is **offered with no forward chain** and in detail comprises:

TO THE GROUND FLOOR

Composite entrance door to:

SITTING ROOM: 14'8" x 12'5" with feature fireplace with cast iron gas stove on flagged hearth, TV & telephone points, enclosed staircase to the first floor and open plan access to:



BREAKFAST KITCHEN: 10'8" x 7'2" (inclusive of small understairs **UTILITY**) with contemporary wall and base units with worktops over, stainless steel sink unit, 4 ring gas hob, electric oven, modern extractor fan, part tiled walls and breakfast bar with stylish drop downlights over.

TO THE FIRST FLOOR

LANDING: 14'0" x 7'11" with fitted cupboards housing the combination boiler, stairs to the second floor and useful **STUDY AREA** under with fitted worktop.



BEDROOM 1: 9'10" x 9'7" with beamed ceiling and TV & telephone points.

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: 9'4" x 3'11" with new 3 piece suite comprising panelled bath with shower over & glass screen, low suite w.c, sink unit with cupboard under, fitted mirror, Mermaid boarded walls, extractor fan, chrome ladder towel rail, ceiling downlights, beamed ceiling and window with frosted glass.



TO THE SECOND FLOOR

BEDROOM 2: 14'0" x 14'5" (with fitted cupboards under the eaves at reduced head height) with exposed beams, Velux & gable end windows and TV & telephone points.

TO THE OUTSIDE

A driveway provides private parking and gives access to a single **GARAGE:** 15'8"x 8'2" with up-and-over door. There is also an external stone store.

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.

COUNCIL TAX: Verbal enquiry reveals that this property has been place in Category A.

POST CODE: BD20 8QN

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

PRICE: £145,000

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.