



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

A CHARMING 2 BEDROOMED COTTAGE WITH 2 PRIVATE PARKING SPACES AND A GOOD SIZED GARDEN LOCATED IN A QUIET YET CONVENIENT LOCATION BORDERING OPEN FIELDS AND COUNTRYSIDE



21 LYON ROAD EASTBURN

This charming **extended 2 Bedroomed cottage** offers far more than at first meets the eye, with **attractive exposed beams and characterful features throughout**, and briefly comprises to the ground floor; a large **Sitting Room, Dining Kitchen and useful storage / study area** beneath the stairs, with a modern Shower Room complementing the 2 Bedrooms at first floor level.

Externally the cottage has the **rare advantage of 2 private off road parking spaces** and a good sized garden to the rear, being tucked away in a semi-rural location but also close to **everyday amenities**.

PRICE: £189,950 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Lyon Road is pleasantly located on the edge of this popular village with **lovely rural views and is within close proximity to Eastburn Primary School**, Airedale General Hospital and nearby Steeton Railway Station which provides **excellent links to Skipton, Keighley, Leeds & Bradford.**

The property is offered with **no forward chain** and in detail comprises:

TO THE GROUND FLOOR

Multi paned door to:

SITTING ROOM: 14'11" x 14'1" with exposed beams, two wall light points, windows to the front and rear, chimney recess with space for an electric fire.



INNER HALL: with useful storage under the stairs, offering use as a possible study area.

DINING KITCHEN: 13'5" x 8'10" with range of wall and base units with laminate worktops over incorporating electric oven and four ring electric hob with stainless steel extractor hood over, stainless steel sink unit and drainer, washer plumbing, tiled floor, cupboard housing the Ideal combination boiler and 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 Velux window over the stairs.

BEDROOM 1: 14'0" x 7'4" with views to Ravenstone Woods, exposed beams and two wall light points.

BEDROOM 2: 13'11" x 7'5" (max) with two windows to the front, exposed beams and views over farmland across the valley.



SHOWER ROOM: 6'11" x 4'8" (max) with walk in shower cubicle with thermostatic shower, low suite w.c, wash hand basin, tiled floor and extractor fan.



TO THE OUTSIDE

There is an off road parking space to the front of the property and a further parking space to the rear on a tarmac drive.

To the rear is an outside store and a good sized low maintenance gravelled garden bordered by stone walls and trellis tops.

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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 8UY

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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