



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A HIGHLY INDIVIDUAL 2 DOUBLE BEDROOMED DETACHED  
CONVERTED COACH HOUSE WITH A FURTHER STUDY  
ROOM, PARKING AND GARDENS QUIETLY TUCKED AWAY  
IN A HIDDEN YET CONVENIENT LOCATION**



**THE COACH HOUSE  
17A KEIGHLEY ROAD  
CROSS HILLS**

**This highly individual former coach house offers deceptively spacious accommodation in a hidden backwater of the village including: parking for 2-3 cars, a sheltered garden and a substantial outside store. Internally the property briefly comprises a Hallway with Cloakroom, Dining Kitchen and alight & airy Sitting Room with a solid fuel stove and access to the garden with lovely views across the valley.**

**There are 2 large Double Bedrooms and a Study at first floor level and a large family Bathroom off a spacious Landing with access to a useful boarded roof void for storage. Externally there are low maintenance gardens with rural views.**

**PRICE: £315,000 – NO CHAIN**

**Tel: 01535 637333**

**[www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

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



Cross Hills and the surrounding villages are known for an **excellent choice of primary schools and South Craven Secondary is less than a minute's walk away**. There are also a wide range of shops in the village with a **Health Centre and Airedale General Hospital close by and transport links to the larger centres of Skipton, Leeds and Bradford available by road and rail**.

### **TO THE GROUND FLOOR**

Multi-paned timber door with glazed side panes to:

**HALLWAY:** 9'5" x 6'8" with flagged floor and staircase to the first floor with store under.

**CLOAKROOM:** 6'8" x 2'7" comprising low suite w.c, corner wash hand basin, flagged floor, window and extractor fan.

**KITCHEN:** 11'11" x 9'11" with range of wall and base units, laminate worktops, 1½ bowl stainless steel sink unit, Belling range cooker, concealed extractor hood, recess & plumbing for washing machine, integrated fridge & freezer, Worcester combination boiler to wall cupboard, windows on 2 sides, tiled floor and part glazed timber door to the front.



**SITTING ROOM:** 14'4" x 13'1" with flagged floor, solid fuel stove recessed to chimney breast and multi-paned timber door with glazed side panes to the garden.



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**

Spacious **LANDING** with lovely views, store cupboard and access to boarded roof void storage area.

**BEDROOM 1:** 14'5" x 13'1" with pine boarded floor and windows on 2 sides with views towards Farnhill.

**BEDROOM 2:** 12'0" x 12'0" with pine boarded floor, windows on 2 sides, views towards Kildwick Church, exposed roof timbers and vaulted ceiling.



**STUDY:** 5'10" x 5'9" with vaulted ceiling, exposed roof timbers and multi-paned door to an external stone staircase with views down the valley.

**BATHROOM:** 8'9" x 5'4" comprising bath with thermostatic shower over, low suite w.c, pedestal wash hand basin, tiled floor, ladder towel rail, extractor fan, exposed beams and window with views down the valley.



## **TO THE OUTSIDE**

There is parking for 2-3 cars down a cobbled drive with external lighting and a cobbled patio to the rear with views towards Farnhill and down the valley.

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Stone steps lead to a lower sheltered garden comprising a lawn, pebbled pathways, planted borders, low stone walls with built-in seating, a cold water tap and views towards Kildwick.

**OUTBUILDING:** 12'2" x 6'2" with power & light, double timber doors and window.



**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 D.

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

**POST CODE:** BD20 7DA

**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:** £315,000 – NO CHAIN

**VISIT OUR WEBSITE:** [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)

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