



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A PICTURE POSTCARD 2 BEDROOMED COTTAGE
WITH A DOUBLE WIDTH DRIVEWAY & PRIVATE GARDEN
SITUATED IN A QUIET PART OF A HIGHLY
REGARDED VILLAGE**



**3 PEEL TERRACE
LOTHERSDALE**

Pleasantly tucked away in an almost hidden part of the village and forming part of a small terrace of 4 similar period dwellings, this enchanting double fronted cottage is constructed in attractive Yorkshire stone with a blue slate roof providing light & airy accommodation including a Dining Kitchen & Sitting Room with a solid fuel stove, having double width driveway parking and a lovely private garden to the rear (with planning permission previously approved for a 2 storey extension).

The modern & tasteful cottage still retains a wealth of charm & character, having beamed ceilings and Oak fittings including battened doors, flooring and double glazed sash windows; the whole being completed to a high standard of finish.

PRICE: £249,950

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Lothersdale is an extremely popular village community, known locally for its excellent Hare & Hounds dog friendly pub, a highly regarded primary school and having lovely country walks (including the Pennine Way) virtually from the doorstep.

Ideal for those seeking the pleasures of rural living, the accommodation in detail comprises:

TO THE GROUND FLOOR

Oak panelled entrance door to:

HALL: with Oak flooring and staircase to the first floor.

SITTING ROOM: 13'3" x 12'9" with Oak floorings, solid fuel stove on stone hearth (this runs the central heating), exposed beams, recessed alcove with shelving, window to the front with views over fields.



DINING KITCHEN: 13'0" x 12'0" (L-shaped) with farmhouse style kitchen wall and base units with Oak working surfaces over, Belfast sink unit, integrated fridge, integrated dishwasher, Belling range oven with 5 ring hob & black glass back plate with extractor hood over, tiled floor, understairs store and part glazed Oak panelled 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: 6'3" x 5'6" with spindled staircase and Oak flooring.

BEDROOM 1: 13'2" x 12'9" with attractive original wide Oak boarded floor and airing cupboard housing the hot water cylinder.



BEDROOM 2: 11'3" x 6'8" with Oak flooring, vaulted beamed ceiling, access to roof void storage, fitted bunk beds and cupboards over the bulkhead.

BATHROOM: 6'1" x 5'5" with 3 piece suite in white comprising panelled bath with thermostatic shower over & curved glass screen, low suite w.c, pedestal wash hand basin, chrome ladder radiator, mirror fronted cabinet, frosted window with tiled sill and Vinyl floor.



TO THE OUTSIDE

The rear garden is at a slightly raised level and includes a lawn with flower borders, a flagged patio and a useful **OUTBUILDING:** 9'8" x 6'0" with power & light, washer plumbing, space for freezer and a cold water tap.

Planning permission was previously granted for a double storey extension (Application No. 53/2015/16359).

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A double width driveway to the front provides excellent on-site parking.



SERVICES: Mains drainage and electricity are connected to the property. Water is from a shared borehole supply. Gas is not available in the village. 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 C.

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

POST CODE: BD20 8EP

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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