



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**REQUIRING MODERNISATION THROUGHOUT –  
A CHARMING 2 BEDROOMED PERIOD COTTAGE SITUATED  
IN A HIGHLY REGARDED PART OF THE VILLAGE WITH  
FABULOUS ELEVATED VIEWS ACROSS THE VALLEY**



## **3 RYECROFT ROAD GLUSBURN**

**Situated just off Green Lane in a highly regarded residential location where property seldom comes onto the open market, this traditional cottage is constructed in Yorkshire stone with a grey slate roof and occupies a pleasant elevated position, having a south facing garden with views across the Aire Valley towards Sutton Clough & Cowling Pinnacle.**

**The property is served by upgraded uPVC windows but requires further modernisation throughout, giving prospective purchasers an opportunity to choose new fixtures & fittings to their own taste and specification; also having potential to provide off road parking to the front.**

## **PRICE: £185,000**

**Tel: 01535 637333**

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

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



**Pleasantly tucked away but also within walking distance of amenities in Glusburn & neighbouring Cross Hills, the accommodation comprises in more detail:**

### **TO THE GROUND FLOOR**

uPVC entrance door to:

**KITCHEN:** 10'5" x 8'9" with basic range of wall and base units, worktops, stainless steel sink unit & drainer, oven with 4 ring gas hob & grill, washer plumbing and return staircase to the first floor with a very useful **KEEPING CELLAR** under.



**SITTING ROOM:** 14'0" x 13'10" with gas fire, fitted shelves and glazed uPVC door to the rear garden.

### **TO THE FIRST FLOOR**

**LANDING:** giving access to:

**BEDROOM 1:** 13'9" x 11'4" a very generous double room with lovely views across the valley towards Sutton Clough and Cowling Pinnacle.



**NOTE:** These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.





**BEDROOM 2:** 13'4" x 7'10".



**BATHROOM:** 7'10" x 5'8" with cast iron bath, low suite w.c, pedestal wash hand basin, airing cupboard housing the hot water cylinder and window with frosted glass.

**TO THE OUTSIDE**

There is a flagged foregarden enclosed by stone walls (having potential to provide off road parking). The rear contains established shrubs enclosed by drystone walls and enjoys a lovely southerly aspect and far reaching views.



**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.

NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.



**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 8RT

**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:** £185,000

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