



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**REQUIRING COSMETIC MODERNISATION -
A 1 BEDROOMED TERRACED COTTAGE WITH PRIVATE
PARKING CONVENIENTLY SITUATED
CLOSE TO THE VILLAGE CENTRE**



**2 PROSPECT STREET
CROSS HILLS**

Constructed in traditional Yorkshire stone with attractive corbelled eaves and a blue slate roof, **this interesting open plan terrace** ideally requires modernisation throughout but provides **an exciting opportunity for prospective purchasers to make the required changes to their own taste & specification.**

Prospect Street stands in **an advantageous position close to Cross Hills thriving village centre with everyday amenities within a couple of minutes walking distance** including a Co-operative store, The White Bear pub, a health centre, 2 restaurants and an array of independent retailers.

PRICE: £105,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Available at a price which is difficult to find in the local area, the property is offered with **no forward chain** and in detail comprises:

TO THE GROUND FLOOR

uPVC entrance door to:

ENTRANCE HALL: with coat hooks, matwell and ornate archway with staircase to the first floor.

SITTING ROOM: 15'0" x 14'9" (inclusive of kitchen) with mullioned window and TV & telephone points.



KITCHEN: 8'9" x 8'5" (max L-shape) with range of fitted white gloss wall units, worktops, inset stainless steel sink unit, plumbing for washing machine, oven & 4 ring electric hob with extractor hood over and part tiled walls.

TO THE FIRST FLOOR

LANDING: with rear window with frosted glass.



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: 15'0" x 10'6" with mullioned window and fitted wardrobes housing the Worcester combination boiler.

BATHROOM: 11'6" x 7'3" with 3 piece suite comprising panelled bath with shower over & folding screen, pedestal wash basin, low suite w.c, part panelled walls, store cupboard over the stairs, Vinyl flooring and window with frosted glass.

TO THE OUTSIDE

There is no garden but privately owned street parking is available immediately to the front.

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 7RH

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.

AGENTS NOTE: The property is owned by a member of staff at Wilman & Wilman.

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VISIT OUR WEBSITE: www.wilman-wilman.co.uk

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