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ESTATE AGENTS · VALUERS · LETTING AGENTS

**A CHARMING 1 BEDROOMED PERIOD COTTAGE WITH
AN OPEN PLAN LAYOUT AND A CONSERVATORY
EXTENSION STANDING IN A HIGHLY REGARDED
PART OF THE VILLAGE**



**4 SYKE SIDE
LOWER UTLEY**

Standing in a row of dissimilar character properties, this charming 1 Bedroomed stone built cottage has origins possibly dating back to the 17th century and still retains many original features, notably a standout period fireplace within a lovely open plan Kitchen, Living Room & Dining Area, complemented by a modern Conservatory extension.

Syke Side is pleasantly tucked away in a quiet well respected part of the village within close proximity to Keighley Golf & Rugby Clubs and the town of Keighley itself which is well connected via the Airedale train line between Skipton & Leeds.

PRICE: £120,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Of likely appeal to those seeking a **period property with an easily managed garden which should prove to be economical to run & maintain**, the accommodation in detail comprises:

TO THE GROUND FLOOR

Part glazed uPVC door to:

HALL: with tiled floor, coat hooks, staircase to the first floor and part glazed inner door to:



LIVING ROOM, KITCHEN & DINING AREA: 15'1" x 12'7" including feature fireplace with rustic lintel over, beamed ceiling, laminate flooring, space to dine, wall and base units with worktops over & under lighting, further concealed kitchen area under the stairs with stainless steel sink unit, 4 ring electric hob, base unit & plumbing for a washer and glazed & leaded uPVC door and mullioned window with display sill to:

CONSERVATORY: 10'0" x 9'5" with laminate flooring, windows on 3 sides, fitted electric radiator and glazed doors to the garden.



TO THE FIRST FLOOR

LANDING: 7'9" x 7'7" with fitted cupboards (one housing the combination boiler) and access to part boarded roof void via folding timber ladder.

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 1: 10'2" x 12'7" (into range of fitted wardrobes) with further wardrobes, over bedhead cupboards and attractive mullioned window with display sill.



SHOWER ROOM: 7'1" x 4'9" with fully tiled walls, large shower enclosure with dual head attachments & sliding glass door, wash hand basin with cupboards under, low suite w.c, chrome ladder radiator, tiled floor and window with frosted glass.

TO THE OUTSIDE

There is a lovely cottage garden which is majority flagged for ease of maintenance including established borders, flower bed stone wall tops and a cast iron gate enclosed by higher level stone walls and panelled fencing.

There is space to park immediately to the front & rear.



COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Council Tax Band A levied by Bradford Metropolitan Council.

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.

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POST CODE: BD20 6BY

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

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 cottage is no longer furnished as per the pictures in these property particulars.

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

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