



8 STARKEY LANE FARNHILL



A HIGHLY INDIVIDUAL 3 BEDROOMED SEMI-DETACHED COTTAGE WITH A GARDEN AND A SUPERB ROOF TERRACE OVERLOOKING THE CANAL IN A SOUGHT AFTER VILLAGE LOCATION

PRICE: £379,950

8 Main Street, Cross Hills, Keighley BD20 8TB
Tel: 01535 637 333 www.wilman-wilman.co.uk





Constructed in traditional Yorkshire stone and situated in a **slightly elevated position directly overlooking the Leeds/Liverpool canal and across the Aire Valley**, this interesting property has been **fully renovated by the current owners** to provide extended accommodation which briefly comprises: **a Sitting Room, Kitchen with adjoining Dining Room, 3 Bedrooms and a spacious roof terrace commanding superb elevated views**, together with a **larger than expected garden**.

The property is unlikely to disappoint, having **original beamed ceilings & a large stone fireplace to the Dining Room** combined with modern fixtures & fittings including a **further feature solid fuel stove to the Sitting Room and a contemporary Kitchen and Bathroom**.

Farnhill is a highly regarded semi-rural village which lies almost mid-way between the larger centres of Skipton, Ilkley & Keighley and within comfortable commuting distance of the larger business centres of Leeds & Bradford. **There is an excellent choice of schools within the local area** with particular reference to Kildwick C of E Primary and **popular walks along the canal & on Farnhill Moor are virtually on the doorstep**.

To be seen in person to be fully appreciate the quality of finish and the location, the accommodation in detail comprises:

TO THE GROUND FLOOR

Part glazed entrance door to:

DINING ROOM: 16'10" x 13'1" with feature stone fireplace with recessed solid fuel stove on flagged hearth, LVT flooring, exposed beams and open spindled staircase to first floor with storage under and large opening to:



KITCHEN: 13'5" x 12'10" with range of wall and base units with Quartz worktops over, ceramic sink unit, integrated appliances including fridge freezer & dishwasher, space for freestanding range oven with electric & gas connection and concealed extractor hood over, large island with breakfast bar seating, matching flooring, cupboard housing the Main combination boiler and door to rear garden.

SITTING ROOM: 14'5" x 13'10" with feature solid fuel stove with exposed flue on flagged hearth & split faced wall tiles, wall TV point, exposed beams and window with views over the canal.

TO THE FIRST FLOOR

LANDING: with deep storage cupboard, enclosed staircase to the second floor and glazed doors to the roof terrace commanding elevated views over the canal & valley beyond.

BEDROOM 1: 10'3" x 8'10" (plus recess for dressing table) with feature wall panelling.



BEDROOM 2: 10'2" x 7'9" with gable end window, large Velux window and eaves storage / wardrobe.



BATHROOM: 7'8" x 5'2" comprising panelled bath with thermostatic shower over & glass screen with part tiled walls, low suite w.c, wash hand basin with cupboard below, gable end window, Velux window, tiled flooring, extractor fan and chrome ladder towel rail.



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, 8 Main Street, Cross Hills, BD20 8TB (01535) 637333.

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TO THE SECOND FLOOR

BEDROOM 3: 13'6" x 13'4" with dormer window offering views across the valley, further window overlooking the garden and range of deep eaves storage wardrobes.



TO THE OUTSIDE

ROOF TERRACE: a superb terrace offering lovely elevated views directly over the canal and to countryside beyond, enjoying a favourable southerly aspect.

The rear garden comprises a lawn with planted borders, there is also a side pedestrian gate, cold water tap, outside light and a further small flagged patio by the rear door with a log store area.

SERVICES: Mains water, drainage, gas 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: Verbal enquiry reveals that this property has been placed in Council Tax Band D.

POST CODE: BD20 9AW

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

