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ESTATE AGENTS · VALUERS · LETTING AGENTS

A GOOD SIZED END TERRACED HOUSE IN A POPULAR RESIDENTIAL LOCATION CLOSE TO LOCAL AMENITIES WITH THE BENEFIT OF ON-SITE PARKING AND A USEFUL CELLAR WITH FULL HEAD HEIGHT



22 BEECH STREET CROSS HILLS

Constructed in coursed Yorkshire stone with a traditional blue slate roof, **this larger than average end terraced house stands on the level in the centre of the village** within short walking distance of a wide range of facilities & amenities including **the highly regarded South Craven Secondary School**.

The property provides economical **2 Bedroomed accommodation** which also includes a **generous Dining Kitchen**, a **cosy Sitting Room**, an **upgraded Shower Room** and a very useful **Cellar with full head height** and offering considerable further potential.

PRICE: £155,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Ideally requiring some further cosmetic improvement, the property has **the advantage of private parking or sitting out area with a favourable south westerly aspect** and in detail comprises:

TO THE GROUND FLOOR

Side half glazed uPVC door to:

HALL: with matted flooring, inner door to the dining kitchen and access to the:

CELLAR: 12'9" x 12'3" (full of potential with full head height) with washer plumbing, stone bank and pot sink.

DINING KITCHEN: 14'4" x 10'0" with range of modern wall and base units with working surfaces over, part tiled walls, stainless steel sink unit & drainer, electric oven & 4 ring hob with stainless steel extractor hood over, 2 banks of ceiling spotlights, wall mounted Baxi combination boiler, vinyl floor covering to kitchen, TV point, part glazed uPVC door to the rear and staircase to the first floor.



SITTING ROOM: 12'10" x 13'0" with electric fire with timber surround on stone hearth and TV & telephone points.

TO THE FIRST FLOOR

LANDING: with gable end window and access to roof void.

BEDROOM 1: 12'11" x 11'8" (into fitted wardrobes) with far reaching views towards Sutton Clough and Cowling Pinnacle.

SHOWER ROOM: 6'6" x 5'5" an upgraded suite comprising shower enclosure, low suite w.c, pedestal wash basin, chrome ladder radiator, Mermaid boarded walls, Vinyl flooring, extractor fan and 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 2: 14'5" x 7'0" with feature fireplace and views towards Cowling Pinnacle.



TO THE OUTSIDE

There is a small forecourt garden and a generous space to rear to park a car or to sit out on the south west side.



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COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Band A.

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.

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

POST CODE: BD20 8TL

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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