



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A LARGER THAN EXPECTED PERIOD CORNER COTTAGE
WITH 3 BEDROOMS, 2 RECEPTION ROOMS AND PRIVATE
PARKING SITUATED IN A CONVENIENT VILLAGE LOCATION**



**HAYFIELD COTTAGE
1 TOWNEND PLACE
GLUSBURN**

Fronted in Yorkshire stone covered with a traditional grey slate roof, **this period end terraced corner cottage likely dates back in excess of 200 years and has an interesting history, formerly being used as an old wool warehouse prior to being converted for domestic use at the turn of the 20th century.**

Larger than expected at 925 sq ft, the spacious accommodation briefly includes a Kitchen, 2 generous Reception Rooms, good storage space and the provision for a ground floor w.c, complemented by 3 well proportioned first floor bedrooms and an upgraded family Bathroom. Externally there is a private parking space and a small outbuilding.

PRICE: £149,950 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



The property is ideally situated on the level within short walking distance of the Institute and Glusburn Primary School with further everyday amenities available in neighbouring Cross Hills.

Offered with no forward chain, the accommodation in detail comprises:

TO THE GROUND FLOOR

Covered entrance with part glazed door to:

SITTING ROOM: 15'6" x 11'6" with laminate flooring, disused gas fire, exposed beams and open plan layout to dining room and rear hall.



DINING ROOM: 13'6" x 9'6" with laminate floor and large bay window.



KITCHEN: 10'1" x 6'6" with wall and base units, stainless steel sink, washer plumbing, part tiled walls and vinyl flooring.

REAR HALL: 8'2" x 6'8" with return open staircase to the first floor with deep store under and former cloakroom with potential to be re-instated to provide a ground floor w.c.

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



TO THE FIRST FLOOR

LANDING: with access to roof void and deep cupboard housing the Baxi combination boiler.

BEDROOM 1: 13'8" x 9'7" with feature cast iron fireplace (with potential to be restored).



BEDROOM 2: 11'11" x 8'9" with Velux window with blind and cupboard over the stairs with fitted shelves.

BATHROOM: 8'5" x 8'0" with 3 piece suite in white comprising panelled bath with shower over & glass screen, pedestal wash basin, low suite w.c, half tiled walls, airing cupboard, vinyl flooring and window providing natural light.



TO THE OUTSIDE

There is a parking space immediately to the front and a small outbuilding.

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 Council Tax Band A.

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

POST CODE: BD20 8PP

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: £149,950

VISIT OUR WEBSITE: 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.