



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A WELL PRESENTED 2 BEDROOMED STONE BUILT
TERRACED HOUSE WITH A GARDEN AND PRIVATE
STREET PARKING SITUATED IN A POPULAR VILLAGE
CLOSE TO LOCAL AMENITIES**



**11 HIGHER HARTLEY STREET
GLUSBURN**

Constructed in coursed Yorkshire stone in the early 1900's, **this well presented terrace comprises a generous Sitting Room and a modern Dining Kitchen** complemented by **2 good sized Bedrooms and a stylish Bathroom suite**; externally including **an enclosed flagged & decked rear garden and a further sitting out area to the front with far reaching views towards Cowling Pinnacle.**

Glusburn & nearby Cross Hills provide **highly regarded schools, independent shops and lovely country walks**, also being well connected on a bus route and via a train station in Steeton providing links to Skipton & Leeds.

PRICE: £169,950

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Having the benefit of **privately owned street parking**, the property is recommended for closer inspection and in detail comprises:

TO THE GROUND FLOOR

Part glazed uPVC door to:

SITTING ROOM: 14'1" x 12'7" with Oak effect flooring, coal effect gas fire with marble hearth and timber surround & mantel and opening to inner hallway with staircase to the first floor.



DINING KITCHEN: 12'8" x 11'3" with range of wall and base units with worktops over, oven & 4 ring gas hob with concealed extractor hood over, washer plumbing, space for tall fridge freezer, part tiled walls, space for dryer under the stairs, ceiling downlights, room for a dining table and part glazed uPVC door & window to the rear garden.



TO THE FIRST FLOOR

LANDING: 12'7" x 4'2" with ladder access to useful boarded loft.

BEDROOM 1: 12'7" x 9'7" with feature panelled wall to bedhead and views towards Cowling Pinnacle.

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: 11'4" x 6'11" with fitted wardrobe and views towards Sutton Clough.

BATHROOM: 7'9" x 5'4" comprising panelled bath with dual shower over & glass screen, low suite w.c, wash hand basin with cupboard under, illuminated mirror, tall chrome ladder radiator, ceiling downlights, tiled walls & floor, cupboard housing the Worcester combination boiler and window with frosted glass.



TO THE OUTSIDE

There is a shallow flagged foregarden enclosed by stone walls and fencing with a private street parking space immediately adjacent.

The generous rear garden is part flagged & decked enclosed by stone walls, iron railings and panelled fencing with a timber gate.

COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Council Tax 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.

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



POST CODE: BD20 8QH

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.

PRICE: £169,950

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.