



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A BEAUTIFULLY REFURBISHED 3 BEDROOMED PERIOD  
TERRACED HOUSE WITH A LARGE UTILITY &  
CLOAKROOM EXTENSION AND PARKING FOR 2 CARS  
SITUATED IN A HIDDEN YET CONVENIENT LOCATION**



**3 HARDINGS HOUSES  
HARDINGS LANE  
CROSS HILLS**

This substantial stone built **extended 3 Bedroomed terraced property** has been the subject of **substantial renovation and modernisation throughout**, notably including; **a full re-wire, new plumbing & boiler, new kitchen, utility & bathroom, carpets, decoration and replastering.**

Offering spacious living accommodation of circa 1000 sq ft including a large Utility & Cloakroom extension, the property also **boasts block paved driveway parking for 2 cars** and low maintenance sitting out areas to the front and rear, being **quietly located on the edge of the village with long distance countryside views and a southerly aspect to the front.**

**PRICE: £227,500 – NO CHAIN**

**Tel: 01535 637333**

**[www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

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



**The property is close to a range of excellent primary schools and the sought after South Craven secondary.** Cross Hills also offers a wide range of shops, services and amenities, and has excellent transport links by bus, road and rail to nearby Skipton, Leeds and Bradford.

### **TO THE GROUND FLOOR**

Composite part glazed door to:

**HALLWAY:** with coved ceiling, matted flooring to the entrance, feature vinyl flooring and staircase to the first floor.

**SITTING ROOM:** 14'6" x 11'0" with coved ceiling, chimney opening with 2 arched recesses to either side and window to the front with views over countryside towards Ravenstone Woods.



**DINING KITCHEN:** 13'9" x 13'3" with extensive range of base units with oak effect laminate worktops over, oven & 4 ring electric hob with extractor hood over, stainless steel sink unit & drainer, deep recessed storage cupboards, herringbone vinyl flooring and space for **DINING TABLE** or potentially a kitchen island.



**UTILITY:** 10'7" x 7'2" wall and base units with oak laminate working surfaces over, stainless steel sink unit & drainer, washer & dryer plumbing, vinyl floor, feature panelled walls, Velux window, cupboard housing the Ideal combination boiler, small keeping cellar with flagged floor and half glazed door to the rear yard.

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



**CLOAKROOM:** 7'0" x 3'9" with low suite w.c, pedestal wash hand basin, matching vinyl floor, frosted uPVC window and extractor fan.



### **TO THE FIRST FLOOR**

**BEDROOM 1:** 12'5" x 11'0" (max) with coved ceiling, pendant bedside lighting and views to countryside and Ravenstone Woods.

**BEDROOM 2:** 12'7" x 6'9" with coved ceiling.



**BEDROOM 3:** 8'11" x 7'2" with coved ceiling & similar views to bedroom 1.

**BATHROOM:** 11'2" x 4'11" comprising panelled bath with thermostatic shower over & glass screen, low suite w.c, pedestal wash hand basin, vinyl floor, chrome ladder radiator, extractor fan, part tiled walls and wiring for an illuminated wall mirror.

### **TO THE OUTSIDE**

There is valuable block paved parking for 2 cars to the front and a flagged patio with a sunny southerly aspect and views towards Ravenstone Woods, bounded by a low stone wall and cast iron access gate.

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To the rear is a further enclosed yard with stone walls, an access gate and an outside light.



**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.

**POST CODE: BD20 7AD**

**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.

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**VISIT OUR WEBSITE:** [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)

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