



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

A MODERN AND BEAUTIFULLY PRESENTED 2 BEDROOMED PERIOD COTTAGE WITH AN ADDITIONAL ATTIC ROOM AND A GARAGE/WORKSHOP CONVENIENTLY SITUATED CLOSE TO THE VILLAGE CENTRE



21 WHEATLANDS LANE CROSS HILLS

Traditionally constructed in cut and dressed Yorkshire stone covered with a heavy Grey slate roof and likely dating back in excess of 150 years, this charming cottage stands entirely on the level in a popular residential location close to a wide range of amenities in Cross Hills bustling village centre.

Superbly presented throughout, the modern & easily managed accommodation briefly includes a full width Dining Kitchen, spacious Sitting Room with a cast iron stove, 2 well proportioned Bedrooms, a stylish Shower Room and a very useful converted Attic with a Velux roof light, ideal as a work from home or store space.

PRICE: £214,995 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Also enjoying a **pleasant south westerly aspect to the rear** and having a **generous Garage/Workshop**, this interesting property is offered with **no forward chain** and in detail comprises:

TO THE GROUND FLOOR

Composite entrance door to:

SITTING ROOM: 16'1" x 12'6" with cast iron solid fuel stove in deep chimney recess, cupboards and shelves to one side, exposed beams, LVT flooring and enclosed staircase to the first floor.



DINING KITCHEN: 14'7" x 8'4" range of wall and base units with oak working surfaces over, incorporating ceramic sink, electric oven and 4 ring electric hob with extractor hood over, integrated fridge freezer and dishwasher, exposed beam, understairs cupboard, cupboard housing the Ideal combination boiler, LVT flooring, kick panel heater and half glazed composite door to the rear garden.



TO THE FIRST FLOOR

LANDING: 8'7" x 5'1" with open staircase to the second floor.

BEDROOM 1: 10'0" x 15'0" (into range of fitted wardrobes) with 2 windows to the front.

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: 11'8" x 9'3" (L-shaped) with views over the garden at the rear.

SHOWER ROOM: 7'11" x 5'3" comprising large walk-in shower enclosure with thermostatic shower, low suite w.c, wash hand basin, wall storage cupboard, chrome towel rail, tiled floor, extractor fan and frosted uPVC window.



TO THE SECOND FLOOR

ATTIC ROOM: 14'6" x 7'9" with Velux window and eaves storage.

TO THE OUTSIDE

There is a flagged front garden with flower beds, dwarf stone wall boundaries and a wrought iron gate. A flagged rear garden provides a south west facing sitting out area and vehicular right of way giving access to the:

GARAGE / WORKSHOP: 15'7" x 14'9" with sink unit, power & light and washer plumbing.

COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Council Tax Band B levied by Craven District Council.

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



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 8SH

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: £214,995 – NO CHAIN

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.