



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A LARGER THAN EXPECTED PERIOD FAMILY HOME
COVERING 3 FLOOR LEVELS SITUATED IN A POPULAR
AREA WITHIN COMFORTABLE WALKING DISTANCE
OF THE VILLAGE CENTRE**



8 ST ANDREWS TERRACE CROSS HILLS

Conveniently located within short walking distance of the centre of the village, this imposing stone built period property offers more than at first meets the eye, providing light & airy accommodation over 3 floor levels comprising 3 Double Bedrooms and further standout features including a welcoming Hallway, cosy bay fronted Sitting Room and a superb Living/Dining Kitchen.

Cross Hills is a very popular semi rural village known for providing a good range of shops, independent retailers & schools with particular reference to the highly acclaimed South Craven High School which continues to impress in Ofsted reports.

PRICE: £229,950

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Beautifully presented throughout with upgraded fixtures & fittings but also retaining a wealth of **original character features**, the property **must be seen to be fully appreciated** and in detail comprises:

TO THE GROUND FLOOR

Panelled entrance door to:

HALL: 14'5" x 4'0" with multi-paned inner door, exposed floorboards, coved ceiling & rose, ornate plaster archway and open staircase to the first floor.



SITTING ROOM: 12'9" x 14'11" (into splay bay window) with attractive fireplace, fitted shelves to both sides, picture rail and coved ceiling & rose.

DINING / LIVING KITCHEN: 16'10" x 13'10" with exposed floorboards, upgraded units with worktops over, 1½ bowl ceramic sink & drainer, eye level oven & integrated microwave, 4 ring gas hob with concealed extractor hood over, integrated dishwasher, integrated fridge/freezer, flagged fireplace recess with exposed stone lintel over, original ceiling high fitted cupboards & drawers and steps down to **KEEPING CELLAR** with fitted shelves.



LOBBY / STUDY: 6'10" x 4'3" with quarry tiled floor, fitted shelf and panelled door to the rear.

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



UTILITY: 6'10" x 4'7" with space for washer & dryer, worktops, fitted shelves and Viessmann combination boiler.

TO THE FIRST FLOOR

LANDING: 10'7" x 6'0" with exposed floorboards and enclosed staircase to the second floor.

BEDROOM 1: 17'3" x 12'70" with 2 windows to the front, far reaching views, ornate feature fireplace fitted cupboard with shelves and **WALK-IN-WARDROBE:** 10'11" x 4'11" with fitted shelves & rail. NB this room could be split to provide a further bedroom if required.



BEDROOM 2: 11'8" x 11'0" with exposed floorboards and hilltop views.



SHOWER ROOM: 6'4" x 6'1" with tiled dual head shower enclosure, low suite w.c, pedestal wash basin, vinyl floor and window providing natural light.

TO THE SECOND FLOOR

BEDROOM 3: 17'2" x 18'5" (into dormer window) with further Velux window and far reaching views up the valley and towards Cowling Pinnacle.

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TO THE OUTSIDE

There is a majority gravelled foregarden enclosed by high level hedgerows and a wrought gate.

The rear is part flagged & gravelled for ease of maintenance enclosed by high level walls also including a useful stone store which adjoins the utility.

There is space to park at the end of the row of houses and although unofficial, the area has been used for this purpose for many years.



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.

COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Category C.

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

POST CODE: BD20 7DU

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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