



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**REQUIRING FULL MODERNISATION THROUGHOUT –
A 3 BEDROOMED TERRACED HOUSE ON A POPULAR
RESIDENTIAL STREET IN THE SOUGHT AFTER
VILLAGE OF CROSS HILLS**



**26 RYELAND STREET
CROSS HILLS**

Requiring full modernisation throughout but priced accordingly, this substantial 3 bedroomed stone built terrace covers approximately 950 sq ft, providing an exciting opportunity for prospective purchasers to take on a project where they can personalise changes to their own taste & specification.

Being ideally located a short stroll from the hustle & bustle of village centre with a range of independent retailers & restaurants, Ryeland Street is also well placed to take advantage of a fantastic choice of local primary schools and the highly acclaimed South Craven Secondary.

PRICE: £145,000

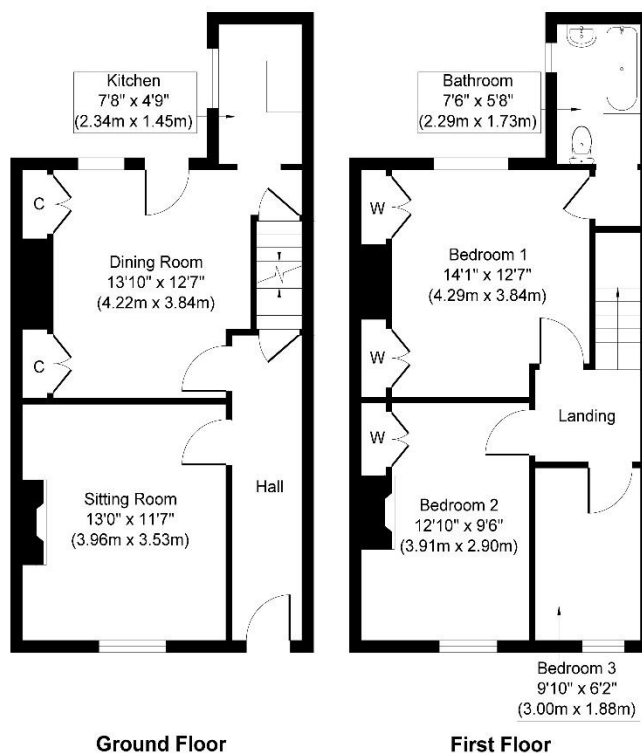
Tel: 01535 637333

www.wilman-wilman.co.uk

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



The area is also known for having **excellent commuter links by road & rail to the larger centres of Skipton, Leeds & East Lancashire**, with the property in detail comprising:



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TO THE GROUND FLOOR

Entrance door to:

HALL: 16'2" x 4'0" with plaster archway and useful keeping cellar under the stairs.

SITTING ROOM: 13'0" x 11'17" with gas fire.

DINING ROOM: 13'10" x 12'7" with gas fire, fitted cupboards, external rear door and staircase to the first floor (this room could become a generous dining kitchen).

KITCHEN: 7'8" x 4'9" with basic units, gas point for cooker and side window.

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 roof void access.

BEDROOM 1: 14'1" x 12'7" with fitted wardrobes (one housing the hot water cylinder).

BATHROOM: 7'6" x 5'8" with original 3 piece suite and side window with frosted glass.

BEDROOM 2: 12'10" x 9'6" with original feature fireplace and fitted wardrobe.

BEDROOM 3: 9'10" x 6'2".

TO THE OUTSIDE

There is a shallow yard to the front with a low level stone wall & cast iron gate.

There is a small yard to the rear.

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

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 8SR

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.

AGENTS NOTE: There are no internal pictures as the property is currently being cleared of belongings.

PRICE: £145,000

VISIT OUR WEBSITE: www.wilman-wilman.co.uk

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