



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

A SUPERBLY MODERNISED SPACIOUS 2 BEDROOMED COTTAGE WITH HIGH QUALITY FIXTURES & FITTINGS, A USEFUL BOARDED ATTIC AND AN ENCLOSED YARD TUCKED AWAY IN A POPULAR RESIDENTIAL AREA



9 HARRISON PLACE GLUSBURN

Being the subject of **comprehensive modernisation with no expense spared** including a **full re-wire & new plumbing & heating system, internal insulation and new windows & doors**, the property has been **lavished with care and attention** to maximise the accommodation which briefly comprises: **a Sitting Room with solid fuel stove, Dining Kitchen with high quality integrated appliances, 2 Double Bedrooms (one with an En-Suite) and an exquisite House Bathroom.**

PRICE: £225,000 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



The cottage is well situated within short walking distance of Glusburn Primary School and the local Institute with nearby Cross Hills providing further everyday amenities, also being **equidistant to the larger towns of Colne, Skipton & Keighley.**

Highly recommended to a purchaser seeking **a period property which has been the subject of comprehensive modernisation to a high specification throughout**, the accommodation in more detail comprises:

TO THE GROUND FLOOR

Composite door to:

SITTING ROOM: 13'7" x 12'7" with herringbone LVT flooring, picture rail and chimney breast with solid fuel stove & feature stone hearth.



INNER HALLWAY: with staircase to the first floor.

DINING KITCHEN: 12'9" x 11'5" with range of wall and base units with contrasting working surfaces over incorporating electric oven & 4 ring electric hob with concealed extractor hood over, sink unit & drainer, integrated washer & dishwasher, tiled splashback, matching flooring, Worcester combination boiler, useful store cupboard under the stairs and composite 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.



TO THE FIRST FLOOR

LANDING: with access via drop down ladder to a very useful **ATTIC ROOM:** 12'8" x 10'4" fully boarded with central heating radiator - ideal as a work from home or hobby space, alternatively providing excellent storage.

BEDROOM 1: 13'7" x 12'10" (max) with views towards Cowling Pinnacle.

EN-SUITE: 8'0" x 2'7" comprising walk-in shower enclosure with thermostatic unit and folding glass screen with feature tiling, low suite w.c with concealed cistern, wash hand basin, LVT flooring and extractor fan.



BEDROOM 2: 14'11" x 7'4" (max) with space for a double bed and recess for wardrobe.

BATHROOM: 8'2" x 5'1" comprising freestanding bath with feature tap, low suite w.c, wash hand basin, part tiled walls, ladder towel rail, LVT tile effect flooring, extractor fan and frosted uPVC window.



TO THE OUTSIDE

There is a block paved foregarden with a timber gate and curved fencing, outside light and an illuminated house number, having a westerly aspect to catch the afternoon sun.

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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 8QS

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

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