



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**OFFERED AT 25% OF FULL MARKET VALUE – A MODERN
STONE BUILT 1 BEDROOMED TOWN HOUSE WITH PRIVATE
PARKING AND GOOD SIZED GARDENS SITUATED ON AN
AWARD WINNING DEVELOPMENT BY MESSRS
SKIPTON PROPERTIES**



19 HAYFIELD VIEW GLUSBURN

Constructed by Messrs Skipton Properties only 6 years ago (with the remainder of a 10 year NHBC warranty) on a **sought after award winning development**, this interesting town house provides an exciting opportunity to acquire **an affordable 25% share of a high quality home**, also having the option to 'staircase' and purchase a higher percentage share.

The modern accommodation includes a **spacious Sitting Room and a generous Dining Kitchen** with doors to a 2-tier secure south facing garden, complemented by a **Double Bedroom, stylish House Bathroom** and useful store room to the first floor.

PRICE: £55,000 (for a 25% share)

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Glusburn & nearby Cross Hills provide **highly regarded schools, independent shops and lovely country walks**, also being well connected on **a bus route and via a train station in Steeton providing links to Skipton & Leeds.**

Having a generous south facing garden, private designated parking for one car and a further visitor car park, the accommodation comprises in detail:

TO THE GROUND FLOOR

Part glazed composite door to:

HALL: with staircase to the first floor.

SITTING ROOM: 13'10" x 10'8" with useful store under the stairs.



DINING KITCHEN: 14'2" x 12'6" with contemporary wall and base units with worktops over, washing plumbing, 1½ bowl stainless steel sink unit & drainer, oven and 4 ring gas hob with stainless steel back splash & extractor over, ceiling downlights, cupboard housing the Ideal combination boiler, part vinyl flooring and generous dining area with glazed uPVC doors to the garden.

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: with low suite w.c, pedestal wash basin, chrome ladder radiator, extractor fan and vinyl flooring.

TO THE FIRST FLOOR

LANDING: with access to roof void and very useful **STORE ROOM:** 7'2" x 3'0".

BEDROOM: 14'2" x 11'6" (max) with open views to the front.



BATHROOM: 7'8" x 6'7" with 3 piece suite in white comprising panelled bath with shower over & glass screen, low suite w.c, bracket wash hand basin, chrome ladder radiator, vinyl floor, extractor fan and ceiling downlights.

TO THE OUTSIDE

There is a designated block paved parking space and a further visitors car park.

The rear garden covers 2 tiers and includes a flagged patio and lawns enclosed by secure panelled fencing. The whole enjoys a southerly aspect with lovely views across the valley.

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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 8DZ

TENURE: The property is held under the remaining term of a 125 year lease. A charge of £359.77 per month is payable to Home Group for the 75% not owned by our vendor. This covers the rent, management fee, service charge & building insurance. Please contact our office for more information to see if you can comply with the shared ownership criteria. Pets are not permitted without written confirmation from the landlord. If permitted, a revocable pet licence will be required at a cost of £125 plus VAT.

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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. Please check the eligibility criteria before arranging a viewing.

ELIGIBILITY

Applicants must have a local connection:

1. Must currently live in the ward of Glusburn & Cross Hills and have done so for at least 3 of the past 5 years.
2. Previously lived in the ward of Glusburn & Cross Hills for a minimum of 10 years.
3. Have immediate family that currently lives in the ward of Glusburn & Cross Hills and they have continuously done so for at least 5 years.
4. Currently permanently employed with a company based in the ward of Glusburn & Cross Hills.

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



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