



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A SPACIOUS STONE BUILT TERRACE WITH 3 BEDROOMS
AND A GENEROUS DINING KITCHEN CONVENIENTLY
SITUATED WITHIN SHORT WALKING DISTANCE OF
THE VILLAGE CENTRE**



10 BEECH STREET CROSS HILLS

Constructed in coursed Yorkshire stone with corbelled eaves and a traditional blue slate roof, this middle terraced house was built towards the end of the Victorian Era and stands on the level in the centre of the village within short walking distance of a wide range of facilities & amenities including the highly acclaimed South Craven Secondary School.

The property provides **economical 3 Bedroomed accommodation** which also includes a **generous Dining Kitchen** and a **cosy Sitting Room**, also having **considerable further potential** including options to **convert the attic** and to **provide off road parking** in part of the rear garden which enjoys **a favourable aspect on the south west side.**

PRICE: £157,500

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Ideally requiring cosmetic improvement and consequently providing **an opportunity for prospective purchasers to make their own personal changes**, the property is offered with **no forward chain** and in detail comprises:

TO THE GROUND FLOOR

Part glazed uPVC door to:

SITTING ROOM: 14'0" x 13'1" with electric fire.



DINING KITCHEN: 14'4" x 10'8" with range of wall and base units, wall and base units with worktops over, stainless steel sink & drainer, oven & ring Neff hob with extractor hood over, fitted cupboards, vinyl flooring, part glazed composite door to the rear and enclosed staircase to the first floor with useful **UTILITY CUPBOARD** under with washer plumbing.



TO THE FIRST FLOOR

LANDING: with access to roof void.

BEDROOM 1: 13'1" x 8'7" with fitted wardrobes.

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: 13'10" x 8'9" with 2 windows to the rear and deep fitted cupboards over the stairs housing the Worcester combination boiler.

BEDROOM 3: 8'10" x 5'0" with fitted cupboard.



BATHROOM: 6'7" x 5'6" with 3 piece suite comprising panelled bath with shower over, low suite w.c, pedestal wash hand basin, part tiled walls and vinyl flooring.

TO THE OUTSIDE

There is a good sized yard to the rear with a timber gate, also including a garden shed. The whole enjoys a south westerly aspect and there is an option to provide secure off-road parking.

Street parking is also available to the front.

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

POST CODE: BD20 8TL

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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.

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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