



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A BEAUTIFULLY PRESENTED 1 BEDROOMED  
COTTAGE WITH A SUPERB OPEN PLAN FIRST FLOOR  
KITCHEN, DINING AREA & SITTING ROOM ENJOYING  
LOVELY VIEWS OVER THE CANAL**



## **3 STARKEY LANE FARNHILL**

**Situated in the picturesque village of Farnhill with views overlooking Leeds Liverpool canal, this beautifully presented cottage provides a serene & private retreat whilst also being within easy reach of amenities including The White Lion pub, transport links and lovely country walks.**

**Standout improvements include a generous double Bedroom, a lavish 4 piece Bathroom suite with a freestanding bath and a superb open plan Kitchen, Dining & Living Room with a feature vaulted ceiling; being presented to a noticeably high standard throughout.**

## **PRICE: £165,000**

**Tel: 01535 637333**

**[www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

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



Offered with no forward chain, the cottage is **highly recommended for closer inspection** and in detail comprises:

### **TO THE GROUND FLOOR**

uPVC entrance door to:

**HALLWAY:** 16'6" x 6'10" (max) with mosaic tiled effect Vinyl flooring and open return spindled staircase to the first floor (with useful store under and space for washing machine).

**BEDROOM 1:** 11'11" x 9'9" with fitted wardrobes, cupboard housing the Ideal combination boiler and fabric Roman blind.



**BATHROOM:** 8'0" x 7'10" with 4 piece suite comprising freestanding bath, low suite w.c, wash hand basin on table top with drawer under, dual head shower enclosure, tiled effect Vinyl flooring, contrasting tiled walls, ceiling downlights, extractor fan and vertical radiator.

### **TO THE FIRST FLOOR**



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





**OVERALL:** 20'4" x 15'2" comprising:

**SITTING / DINING ROOM:** 15'2" x 12'11" with woodburning stove within feature stone fireplace with red brick interior, 2 vertical radiators, window to the front with views over the canal, Velux roof light and opening to:

**KITCHEN:** 8'1" x 6'11" with wall and base units in dove grey with Oak effect laminate tops, 4 ring electric hob & oven with concealed extractor hood over, part tiled walls, mosaic tiled effect Vinyl flooring, ceiling downlights, Velux roof light and fitted Oak shelf.



**SERVICES:** Mains water, drainage, gas 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.

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

**POST CODE:** BD20 9AW

**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.

**PRICE:** £165,000

**VISIT OUR WEBSITE:** [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)



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