



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A MODERN 1 BEDROOMED 2ND FLOOR APARTMENT WITH
A FURTHER MEZZANINE AREA SET WITHIN A
CONVERTED VICTORIAN PROPERTY HAVING PRIVATE
PARKING CLOSE TO THE CENTRE OF THE VILLAGE**



APARTMENT 7, THE TRINITY, OAKVILLE APARTMENTS CROSS HILLS

Constructed in Yorkshire stone in the late Victorian era, this imposing bay fronted house has been expertly divided & restored to create 7 individual self-contained apartments by a respected local developer well versed in a number of successful local schemes within the Aire Valley.

The spacious 1 bedroomed second floor apartment has the further benefit of a raised mezzanine area offering flexibility to the layout and is within very convenient walking distance of an excellent range of facilities in Cross Hills nearby Main Street as well as being on a bus route to the neighbouring towns of Skipton, Keighley and Colne.

PRICE: £119,950 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Currently occupied by a sitting tenant who would be happy to stay if the opportunity arises, the apartment is safe & secure and would make a lovely permanent home or alternatively could be purchased as an attractive buy-to-let investment.

With a private allocated parking space and use of the communal sitting area to the rear, the accommodation in detail comprises:

Communal **ENTRANCE HALL** with secure internal door to hallway and staircase to:

THE SECOND FLOOR

Open plan **SITTING ROOM & KITCHEN:** 21'10" x 13'11" with range of wall and base units with granite worktops over incorporating stainless steel sink unit, electric oven, 4 ring electric hob with stainless steel extractor hood over, space for undercounter fridge, integrated Indesit dishwasher, stripped pine flooring, telephone intercom system, exposed beams, large Velux window, TV & telephone points and staircase to the mezzanine with glass panels.



MEZZANINE: 14'10" x 6'11" with eaves storage, TV Point and Velux window with long distance views towards Farnhill across the valley.

BEDROOM: 12'2" x 8'0" with range of fitted wardrobes, exposed beams, Velux window and gable 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.



BATHROOM: 8'6" x 6'1" with panelled bath with thermostatic shower over & glass screen, low suite w.c, pedestal wash hand basin, chrome ladder towel rail, Vinyl floor, extractor fan, Velux window and useful deep eaves store cupboard with washer & dryer plumbing



TO THE OUTSIDE

There is a single allocated private parking space and each apartment has use of the communal south facing garden to the rear. The garden is tended to by a gardener paid for by the management company.



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

SERVICES: Mains 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.

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



POST CODE: BD20 7RN

TENURE: The prospective owner will have a 1/7th share of the Freehold of the building, a £35 per month payment into the management fund covers buildings insurance, lighting of communal areas and builds a fund for general repairs and maintenance.

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: £119,950

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

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