



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**REQUIRING MODERNISATION –  
A WELL PROPORTIONED 3 BEDROOMED TOWN HOUSE WITH  
GARDENS TO THE FRONT & REAR SITUATED ON A QUIET CUL-  
DE-SAC CLOSE TO A RANGE OF AMENITIES**



**14 GREEN CLOSE  
EASTBURN**

Requiring modernisation throughout but offering scope for new owners to re-design the property to their own taste & specification, this well proportioned town house stands in a quiet cul-de-sac location very close to a primary school and within walking distance of Airedale Hospital, Steeton & Silsden train station and Eastburn convenience store.

The property has good sized gardens to the front and rear and the accommodation briefly comprises: a Kitchen, Sitting room with Dining area, Conservatory, 3 Bedrooms and a modern Shower Room; also benefiting from the addition of solar panels.

**PRICE: £175,000 – NO CHAIN**

**Tel: 01535 637333**

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

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



The nearby village of **Cross Hills** offers a wider range of shops and amenities including a well connected bus service and the sought after **South Craven Secondary School**.

**Offered with no forward chain**, the property in further detail comprises:

### **TO THE GROUND FLOOR**

Glazed uPVC door to:

**PORCH:** with inner majority glazed door to:

**HALLWAY:** with staircase to the first floor with storage under.

**KITCHEN:** 9'10" x 8'10" with range of wall and base units. laminate worktops, electric oven, 4 ring gas hob with tiled splash back, 1½ bowl stainless steel sink unit & drainer, space for tall fridge freezer, washer plumbing and majority glazed door to conservatory.



**SITTING & DINING ROOM:** 22'1" x 11'10" (max) with coal effect gas fire with red brick surround and **DINING AREA** with window to conservatory.



**CONSERVATORY:** 11'2" x 5'1" with glazed door to 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.



## **TO THE FIRST FLOOR**

**BEDROOM 1:** 12'2" x 9'10" with fitted storage cupboard and window with fabulous expansive views.

**BEDROOM 2:** 12'0" x 9'8" with views towards Ravenstone Woods.



**BEDROOM 3:** 8'6" x 8'0" with deep store cupboard over the stairs.

**SHOWER ROOM:** 7'0" x 5'6" with corner shower enclosure, low suite w.c, pedestal wash hand basin, vinyl floor and frosted uPVC window.



## **TO THE OUTSIDE**

The majority lawned front garden has a tarmac pathway and sitting area which will catch the morning sun. Street parking is available to the front.

The enclosed rear garden is majority flagged for ease of maintenance with a timber shed and fence & stone wall boundaries; the whole having a favourable westerly aspect. There is also a useful access passageway beyond the garden.

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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 8UX**

**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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