



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A SUBSTANTIAL PERIOD HOUSE WITH 4 BEDROOMS, 2 RECEPTION ROOMS, A LARGE GARAGE/WORKSHOP, A CAR PORT AND A GARDEN SITUATED IN A CONVENIENT LOCATION**



**IVY HOUSE  
22 STATION ROAD  
CROSS HILLS**

Substantially constructed in coursed Yorkshire stone with corbelled eaves, **Ivy House has an 1896 date stone and retains many original character features from that era** combined with more modern fixtures & fittings including a **recently installed luxury 4 piece Bathroom**.

The property has an impressive footprint of circa 1800 sq ft (plus approx. 600 sq ft of **Garage / Workshop and Store Rooms to the lower ground floor**), briefly including: Sitting Room, large Dining Kitchen, Shower Room and a Home Office or Playroom, being complemented by **4 good sized Bedrooms and the luxury Bathroom** to the first floor. There is also a **large overall Attic (ideal for hobby, storage or work from home requirements)**.

**PRICE: £325,000 – 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



**Well located to take advantage of a good range of shops & services in Cross Hills** including a choice of primary schools and the highly regarded South Craven secondary, the property also has **the unexpected advantage of parking and a spacious garden to the rear.**

### **TO THE GROUND FLOOR**

Timber door to:

**PORCH:** with attractive tiled floor, coat hooks, coved ceiling and multi-paned inner door to:

**HALLWAY:** with matching flooring, spindled staircase to the first floor and coved ceiling.

**SITTING ROOM:** 15'4" x 14'0" with open grate fire recessed to the chimney breast, pine stripped floorboards, coved ceiling, ornate plaster ceiling rose and square bay window.



**DINING KITCHEN:** 20'4" x 16'11" with range of wall and base units with laminate worktops over incorporating 1½ bowl stainless steel sink unit & drainer, space for range cooker with stainless steel splash back, tiled floor, coved ceiling, door to cellar and cupboard housing the GlowWorm combination boiler.



**SHOWER ROOM:** 8'9" x 4'5" (max) comprising shower enclosure, low suite w.c, corner bracket wash basin, tiled floor and frosted uPVC 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.



**HOME OFFICE / PLAYROOM:** 11'1" x 9'1" with windows on 2 sides, views towards Kildwick and half glazed door to the rear.

### **TO THE LOWER GROUND FLOOR**

**LARGE GARAGE / WORKSHOP WITH FURTHER STORE:** 32'0" x 14'1" (max) with electric roller shutter door, power & light, utility area with washer & dryer plumbing and stainless steel sink & drainer, a large store area to the rear and 2 additional store rooms.

### **TO THE FIRST FLOOR**

Large **LANDING** with staircase to the second floor.

**BEDROOM 1:** 15'5" x 12'3" with recesses to the side of the chimney breast for wardrobes and lovely views up the Aire valley.

**BEDROOM 2:** 16'10" x 9'0" with lovely views to the rear.



**BEDROOM 3:** 12'0" x 7'7" with similar views to bedroom 1.

**BEDROOM 4:** 8'11" x 7'11".



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



**LUXURY BATHROOM:** 11'3" x 7'9" comprising freestanding bath with feature tap & hand held shower attachment, large walk-in shower enclosure with glass screen, low suite w.c, wash hand basin, vinyl tiled floor, ladder radiator and frosted uPVC window.



### **TO THE SECOND FLOOR**

**ATTIC ROOM:** 19'2" x 16'11" (plus further space under the eaves) a superb storage, hobby or work from home space with Velux window and stripped pine floorboards.



### **TO THE OUTSIDE**

The property has pedestrian and vehicular access to the rear which leads to the **GARAGE / WORKSHOP**.

There is also a sheltered carport, an external store, a flagged garden and a further raised terrace with space for seating; all being stand out features which are hard to find with terraced properties in the area.

Further street parking is also available to the front.

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



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

**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 7EH**

**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.

**PRICE: £325,000 – NO CHAIN**

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