



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**REQUIRING MODERNISATION - A STONE BUILT
3 BEDROOMED TERRACE WITH A GENEROUS DINING
KITCHEN WELL PLACED WITHIN VERY SHORT WALKING
DISTANCE OF THE VILLAGE CENTRE**



11 PROSPECT STREET CROSS HILLS

Constructed in coursed Yorkshire stone with corbelled eaves and a traditional blue slate roof, this 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 spacious accommodation comprises a **Hallway, Sitting Room, large Dining Kitchen, small Cellar, a Bathroom and 3 well proportioned bedrooms**, also having a **useful boarded loft with ladder access**. Externally there is **space to park immediately to the front** on the privately owned road and **an enclosed garden to the rear**.

PRICE: £144,950

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Requiring full modernisation throughout, **the property consequently provides an exciting opportunity for prospective purchasers to make their own personal changes and** in detail comprises:

TO THE GROUND FLOOR

Part glazed uPVC door to:

HALL: with ornate plaster archway, coved ceiling and staircase to the first floor.

SITTING ROOM: 13'6" x 10'4" with gas fire, coved ceiling and 2 wall light points.



DINING KITCHEN: 14'7" x 14'2" with range of wall and base units, stainless steel sink unit & drainer, freestanding oven & gas hob, gas fire, fitted shelves, half glazed stable style uPVC door to the rear and **CELLAR** with stone floor and original stone banks.



TO THE FIRST FLOOR

LANDING: with potential study area and ladder access to useful boarded **ATTIC** with light.

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 1: 12'8" x 9'8" with fitted wardrobes.



BEDROOM 2: 7'1" x 11'8" (into fitted wardrobe) with views over the garden.

BEDROOM 3: 9'8" x 5'11".

BATHROOM: 10'2" x 4'5" with 3 piece suite comprising panelled bath with shower over, wash hand basin and low suite w.c.



TO THE OUTSIDE

There is a yard at the rear enclosed by stone walls and panelled fencing with gated access to a path beyond.

Privately owned street parking is available to the front.

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

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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. Central heating was from a back boiler which is no longer operating so a new system/boiler will be required.

POST CODE: BD20 7RH

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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