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ESTATE AGENTS · VALUERS · LETTING AGENTS

**A SMARTLY PRESENTED 4 BEDROOMED TOWN HOUSE WITH A GARAGE, ENCLOSED GARDEN AND DRIVEWAY PARKING
LOCATED ON A QUIET CUL-DE-SAC CLOSE TO OPEN COUNTRYSIDE**



9 THE OLD CORNMILL GLUSBURN

Standing on the site of an original 19th Century Corn Mill, this highly regarded development was completed by Messrs Procter Brothers approximately 20 years ago, with number 9 located towards the end of the cul-de-sac, consequently enjoying fabulous rural views over open fields immediately to the rear.

The living space is located at first floor level above an integral **Garage and Bedroom 2 & En-Suite** with the accommodation comprising: a spacious Sitting Room and **modern Dining Kitchen & Utility Cloakroom**, complemented by **3 further Bedrooms** and a new **House Bathroom** to the second floor; also having a **flagged low maintenance garden** to the rear; the whole being well presented throughout.

PRICE: £307,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Glusburn is a very popular village known for having a beautiful park and a highly regarded Primary School, with nearby Cross Hills offering a useful range of amenities including the highly acclaimed South Craven Secondary School and Steeton railway station providing excellent links to the larger towns & cities of Skipton, Keighley, Bradford and Leeds.

Early viewing is strongly advised to avoid disappointment, with the accommodation in detail comprising:

TO THE GROUND FLOOR

Part glazed door to:

HALLWAY: laminate floor, part panelled walls, access to the integral garage and staircase to the first floor.

BEDROOM 2: 10'10" x 10'3" laminate flooring and timber door to the rear garden.

EN SUITE SHOWER ROOM: 9'5" x 2'11" comprising shower enclosure with thermostatic shower, low suite w.c, pedestal wash hand basin, matching flooring, extractor fan and window.



TO THE FIRST FLOOR

LANDING: with return staircase to the second floor.

DINING KITCHEN: 14'0" x 10'2" range of wall and base units with oak effect laminate worktops over incorporating electric oven, 4 ring gas hob with extractor hood over, tiled splash backs, integrated dishwasher, 1½ bowl stainless steel sink unit and drainer, cupboard underlighting, Ideal Logik combination boiler, laminate floor, **DINING AREA**, fully glazed doors and Juliette balcony with views over countryside.

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



UTILITY CLOAKROOM: 6'4" x 5'2" range of base units and working surface over with sink unit, low suite w.c, laminate floor and washer plumbing.

SITTING ROOM: 14'0" x 13'6" wall t.v point, electric feature wall mounted fire, fully glazed doors with Juliette balcony.



TO THE SECOND FLOOR

LANDING: with roof void access.

BEDROOM 1: 14'0" x 10'2" views over countryside to the rear.

BEDROOM 3: 13'5" x 6'10" (max).



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BEDROOM 4: 13'5" x 6'10" (max).

BATHROOM: 6'4" x 5'6" comprising panelled bath with thermostatic shower over and glass screen, low suite w.c, wash hand basin, tiled floor and walls and extractor fan.



TO THE OUTSIDE

Driveway parking is available to the front with access to the:

GARAGE: 16'9" x 9'3" with up and over door, power and light.

The rear low maintenance garden comprises a flagged patio with raised planted area having views over the fields to the rear, the whole being safe and secure for young children and pets and being bounded by timber fencing.



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.

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POST CODE: BD20 8DW

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: £307,000

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

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