



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A BEAUTIFULLY RESTORED 3 BEDROOMED
COTTAGE WITH A SUPERB CONVERTED EN-SUITE ATTIC
BEDROOM AND FABULOUS VIEWS OVER THE
CANAL & ACROSS THE VALLEY**



**9 NEWBY ROAD
FARNHILL**

Situated in the picturesque village of Farnhill with views directly overlooking the Leeds Liverpool canal & distant hills, this beautifully presented cottage has been the subject of full modernisation, being within easy reach of amenities including The White Lion pub, transport links and lovely country walks.

With a generous floor area covering 4 levels, the accommodation now includes a Sitting Room with woodburning stove, breakfast Kitchen with Utility space, 2 first floor Bedrooms & House Bathroom and a superb overall Master Bedroom with an En-Suite to the top floor. There is also a useful cellar which offers further potential.

PRICE: £210,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Having a shared flagged garden to the rear, the cottage is highly recommended for closer inspection and in detail comprises:

TO THE GROUND FLOOR

Half glazed uPVC door to:

HALLWAY: with matted flooring and staircase to the first floor.

SITTING ROOM: 15'2" x 12'11" with woodburning stove within feature fireplace, bespoke fitted shelves & window sill, ceiling downlights and lovely views over the canal.



BREAKFAST KITCHEN: 12'11" x 7'8" with modern range of wall and base units with Quartz worktops, 4 ring electric hob & oven with concealed extractor hood over, stainless steel sink unit, breakfast bar, tiled effect flooring, ceiling downlights, half glazed uPVC door to the rear yard and useful **UTILITY AREA** with washer plumbing & worktop.



TO THE FIRST FLOOR

BEDROOM 2: 10'9" x 7'9" with lovely views over the canal and across the valley.

BEDROOM 3: 8'3" x 7'6".

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



SHOWER ROOM: 8'0" x 7'10" with 3 piece suite comprising dual head shower enclosure, combined low suite w.c and wash hand basin with cupboards under, tiled floor, contrasting tiled walls, ceiling downlights and ladder radiator.



TO THE SECOND FLOOR

BEDROOM 1: 11'11" x 9'9" with large Velux window and under eaves storage.



EN-SUITE: 5'8" x 5'8" comprising panelled bath, combined low suite w.c & wash hand basin with cupboard under, tiled floor, ceiling downlights and ladder radiator.

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TO THE OUTSIDE

There is shared flagged yard to the rear and the current owner enjoys use of a brick outbuilding.



SERVICES: Mains water, drainage, gas 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.

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

POST CODE: BD20 9AT

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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