



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A GROUND FLOOR 2 BEDROOMED FLAT WITH A PRIVATE PARKING SPACE AND USEFUL EXTERNAL STORE IN A SECURE COURTYARD SETTING ADJACENT TO THE THRIVING MAIN STREET**



## **1A BRIGG MOUNT, MAIN STREET CROSS HILLS**

**This popular development was completed in 2017, with the 2 Bedroomed ground floor apartment offering affordable and versatile living in a central convenient location, standing within a secure gated courtyard and having private designated parking and a useful external store.**

**With all the conveniences of Cross Hills High Street virtually on the doorstep including the local Co-Operative store, pubs, cafes and a good array of independent shops & businesses, the apartment could hardly be better placed, also being well served by public transport to the towns of Skipton and Keighley.**

**PRICE: £115,000 – 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



Ideal for **investors, first time buyers or those looking to downsize**, and offered with **no forward chain**, the apartment in further detail comprises:

### **TO THE GROUND FLOOR**

Part glazed uPVC door to:

**KITCHEN:** 11'1" x 8'4" range of wall and base units with worktops over incorporating electric oven and 4 ring electric hob with extractor hood over, 1½ bowl stainless steel sink unit and drainer, washer plumbing, space for undercounter fridge, vinyl floor and opening to:

**SITTING ROOM:** 14'7" x 10'11" with wall t.v point and large window overlooking the courtyard.



**INNER HALLWAY:** with store cupboard housing the hot water cylinder.

**BEDROOM 1:** 9'7" x 8'8" with wall t.v point.

**BEDROOM 2:** 12'1" x 5'3" with wall t.v point.



**BATHROOM:** 5'10" x 5'0" comprising panelled bath with electric shower and glass screen, low suite w.c, pedestal wash hand basin, vinyl floor, extractor fan 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.



### **TO THE OUTSIDE**

There is a private parking space to the front of the property, where a small table and chairs & pot plants can also be located. Private electric gates provide secure access from both Park Road and the Main Street.

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

**SERVICES:** Mains 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 8TB**

**TENURE:** We have been informed the property is held on a 999 year lease and a £500 maintenance charge per annum is payable, to include buildings insurance, lighting of communal areas, CCTV operation and maintenance and electric entrance gates to the courtyard.

**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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