



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A MODERNISED WELL PRESENTED 2 BEDROOMED
COTTAGE WITH YARDS TO THE FRONT & REAR SITUATED
CLOSE TO A RANGE OF LOCAL AMENITIES**



**27 MAIN ROAD
EASTBURN**

Constructed in attractive coursed Yorkshire stone with a traditional grey slate roof and **possibly dating back in excess of 150 years**, this charming cottage has been **the subject of modernisation** by the current owner with particular reference to **a modern stylish Dining Kitchen & Bathroom and new windows & doors (with triple glazing to the front)**.

The property is light & airy throughout, briefly comprising a spacious Sitting Room, **Dining Kitchen, 2 well proportioned Bedrooms** and a large Bathroom suite; being **well presented throughout**. Externally are **newly flagged yards to the front & rear**, offering space to sit out and barbeque.

PRICE: £175,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



The cottage is handily placed within comfortable walking distance of a **popular primary school, Airedale Hospital and Steeton railway station**, and being **only a 5 minute drive to the nearby village of Cross Hills** which offers a wider range of shops & services.

TO THE GROUND FLOOR

Glazed uPVC door to:

HALL: with staircase to the first floor.

SITTING ROOM: 14'9" x 11'8" with views to the front towards Ravenstone Woods, coal effect gas fire recessed to the chimney breast, wall light points to the alcoves and useful deep understairs store cupboard.



DINING KITCHEN: 15'1" x 6'11" with range of wall and base units with quartz worktops over and matching upstands incorporating, recessed 1½ bowl stainless steel sink unit, space and gas connection point for freestanding oven, space for undercounter fridge & plumbing for washing machine, cupboard underlighting, cupboard housing the Worcester combination boiler, laminate floor, extractor fan and **DINING AREA** with feature tall radiator and glazed uPVC door to the rear garden.



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 FIRST FLOOR

LANDING: with access to roof void via drop down ladder.

BEDROOM 1: 15'1" x 11'9" (max) 2 windows to the front with views to Ravenstone Woods and deep recess over the stairs for a wardrobe.

BEDROOM 2: 10'5" x 7'0" with views towards the countryside.



BATHROOM: 7'7" x 7'2" comprising panelled bath with thermostatic shower over & glass screen, low suite w.c, pedestal wash hand basin, vinyl floor, illuminated wall mirror, radiator and chrome heated towel rail, part panelled wall, frosted uPVC window and extractor fan.



TO THE OUTSIDE

There is a large flagged south facing yard to the front enclosed by timber fencing with planter borders.

There is a further good-sized yard at the rear (with a through right of way for neighbouring properties) and a cold water tap.

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

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 7SJ

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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