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**A BEAUTIFULLY RESTORED SEMI-DETACHED
3 BEDROOMED COTTAGE SITUATED IN AN IDYLIC
SEMI-RURAL LOCATION SURROUNDED BY OPEN FIELDS
IN THE QUIET HAMLET OF FLASBY**



HOLLYTREE COTTAGE FLASBY

Tucked away in a quiet backwater of the rural hamlet of Flasby, this stunning semi-detached property has been the subject of comprehensive restoration by the current owners and has been completed to a noticeably high standard, occupying generous grounds and enjoying fabulous views over fields & a meandering beck.

The accommodation briefly includes a Utility with w.c, open plan Breakfast Kitchen & Dining Room and a generous Sitting Room with a double sided solid fuel stove (also having underfloor heating to the ground floor), complemented by 3 well proportioned Double Bedrooms, an En-Suite and a stylish House Bathroom.

PRICE: £525,000 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



The property has the benefit of **landscaped gardens on 3 sides, private parking and a detached Garage** and enjoys a **high degree of seclusion without being completely detached from the sought after villages of Hetton & Gargrave.**

Offered with no forward chain, the accommodation in detail comprises:

TO THE GROUND FLOOR

Glazed composite door to:

SITTING ROOM: 17'5" x 14'5" with flagged floor (with under floor heating), superb double sided solid fuel stove with Oak mantel and staircase to the first floor with useful store under.



UTILITY & CLOAKROOM: 6'7" x 5'9" with matching flooring, low suite w.c, wash hand basin, space for washer & dryer hot water cylinder and window with frosted glass.

LIVING KITCHEN & DINING ROOM: 24'8" x 19'1" with matching tiled floor (with under floor heating), vaulted ceiling with exposed beams to kitchen, range of high quality units with quartz worktops over, composite sink unit & drainer, integrated dishwasher, Range oven with 5 ring gas hob, integrated fridge freezer, glazed door to the rear garden, study area and open plan design to sitting room and generous dining area with double sided solid fuel stove and glazed doors to the side 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 window to the rear.

MASTER BEDROOM: 14'5" x 12'0" with vaulted beamed ceiling and lovely views over fields.



EN-SUITE: 8'2" x 5'0" comprising tiled shower enclosure, low suite w.c, wash hand basin, towel radiator and tiled floor.

BEDROOM 2: 11'2" x 11'0" with vaulted beamed ceiling and views over the rear garden.



BEDROOM 3: 13'1" x 9'2" with vaulted beamed ceiling and views over fields to the front.

BATHROOM: 8'6" x 8'3" comprising panelled bath, low suite w.c, wash hand basin with drawers under, towel radiator, tiled floor, vaulted ceiling and window with frosted glass.

TO THE OUTSIDE

The rear garden includes raised pebbled beds, the oil tank & boiler and a log store adjoining the **DETACHED GARAGE:** 20'0" x 11'2" with power & light, electric door and side door.

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The side and front gardens include a lawn, flagged & decked sitting out areas and built in BBQ, the whole being enclosed by drystone walls with a lovely outlook over fields and a beck on the south side.



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

SERVICES: Mains electricity is connected to the property. The central heating is oil fired. Water is from a spring and drainage is to a shared septic tank. 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: BD23 3PU

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: £525,000

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



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