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ESTATE AGENTS · VALUERS · LETTING AGENTS

A LARGER THAN EXPECTED 3 BEDROOMED END COTTAGE WITH A LARGE GARAGE AND AN ENCLOSED GARDEN ON THE SUNNY WEST SIDE, LOCATED IN A QUIET COURTYARD SETTING CLOSE TO THE VILLAGE CENTRE



THE COTTAGE, FERNBANK HOUSE, 2 PARK ROAD CROSS HILLS

Converted in 2007 by a very well known and respected local developer, the property stands **within a delightful courtyard setting**, which previously formed the grounds and outbuildings of Fernbank House, an imposing Georgian family home, also having been used as a doctor's house & surgery and a commercial retirement home, before its conversion in 2007.

The Cottage provides **spacious 3 bedroomed en-suite accommodation** over 2 floors, further comprising a Dining Kitchen, **full width Living & Dining Room** and a **Utility with Cloakroom** to the ground floor. The property has the added advantage of a **large Garage and an enclosed garden**, commodities which are hard to find so close to the village centre.

PRICE: £320,000 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



The property is located within a **minute's walking distance of a good range of shops, schools and other local amenities within Cross Hills thriving village centre**, with particular reference to the highly acclaimed **South Craven High School which continues to impress in Ofsted reports.**

TO THE GROUND FLOOR

Fully glazed door to:

DINING KITCHEN: 14'1" x 10'2" range of wall and base units with laminate worktops over incorporating electric oven and integrated microwave, 4 ring electric hob with extractor hood over, 1½ bowl stainless steel sink unit and drainer, integrated appliances including fridge, freezer and dishwasher.



UTILITY & CLOAKROOM: 10'4" x 3'10" comprising low suite w.c, wash hand basin, Remeha combination boiler, washer and dryer plumbing, vinyl floor and useful storage space.

LIVING & DINING ROOM: 18'5" x 16'9" a lovely bright room having a westerly aspect and fully glazed doors to the garden, coved ceiling, 4 wall light points and spindled staircase to the first floor with storage under.



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:

BEDROOM 1: 13'8" x 12'1" lovely views over the garden and down the valley.

EN-SUITE BATHROOM: 7'4" x 5'10" comprising panelled bath with hand held shower attachment, low suite w.c, wash hand basin, bidet, vinyl floor, extractor fan, chrome ladder towel rail and roof window.



BEDROOM 2: 13'5" x 8'2" windows to 2 sides with views across to Farnhill moor, and access to useful storage boarded roof void via drop down ladder.

EN-SUITE SHOWER ROOM: 5'10" x 5'10" comprising corner shower cubicle with thermostatic shower, low suite w.c, pedestal wash hand basin, extractor fan, chrome ladder radiator and frosted window.



BEDROOM 3: 9'7" x 6'8"

TO THE OUTSIDE

There is a small, raised flagged terrace to the front which catches the morning sunshine and access to the:

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GARAGE: 18'7" x 13'9" which also provides on-site parking, with electric up and over door, power and light and hot & cold water taps.

The enclosed rear garden has a favourable westerly aspect and comprises a flagged patio and a raised lawn with pebbled borders.



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

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 8AB (property accessed from Station Road to the private courtyard)**

TENURE: The property is leasehold with the remaining term of a 999 year lease from 2008, with the owner having a 8th share of the freehold. Vacant possession will be given on completion of the sale. A monthly management charge of £15 covers shared expenses including electricity, CCTV, accountant's fees, Companies House license & fees and any shared maintenance and repairs of the courtyard and passageways.

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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