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ESTATE AGENTS · VALUERS · LETTING AGENTS

A TRADITIONAL 3 BEDROOMED SEMI DETACHED HOUSE WITH AN ADJOINING GARAGE, PRIVATE DRIVEWAY AND A SOUTH FACING GARDEN WITH LOVELY OPEN VIEWS ACROSS THE VALLEY



**27 BLACK ABBEY LANE
GLUSBURN**

Standing in a slightly elevated position and consequently enjoying far reaching views towards Cowling Pinnacle & Sutton Clough, this 3 Bedroomed semi-detached family home has an upgraded full width dining kitchen but requires further modernisation throughout, consequently providing an opportunity for prospective purchasers to make changes to their own taste & specification and possibly to convert and/or extend over the garage.

The popular villages of Glusburn & Cross Hills provide everyday amenities including a choice of excellent schools, a beautiful park, a supermarket and many independent retailers, also having regular network links to the larger towns of Skipton & Keighley.

PRICE: £235,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Having a predominantly lawned garden on the south side, an adjoining Garage and a private driveway, the property will be of likely appeal to a variety of purchasers and in detail comprises:

TO THE GROUND FLOOR

Part glazed uPVC door to:

HALLWAY: 11'8" x 5'9" with staircase to the first floor with store under.



SITTING ROOM: 13'10" x 11'7" with coal effect gas fire within feature fireplace.

DINING KITCHEN: 17'7" x 8'11" with range of modern wall and base units with worktops over, stainless steel sink & drainer, eye level oven & grill, gas hob with glass splash back & extractor hood over, ceiling downlights, vinyl flooring, sliding glazed doors to the rear garden, lovely views across the valley and access to garage.



TO THE FIRST FLOOR

LANDING: with fixed ladder steps to the second floor and side window.

BEDROOM 1: 13'4" x 10'6" with range of fitted wardrobes & drawers.

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



BEDROOM 2: 10'9" x 10'5" with far reaching views across the valley.

BEDROOM 3: 7'1" x 6'9" (inclusive of fitted cupboards over the stairs bulkhead) with fitted bed frame.

BATHROOM: 6'9" x 5'5" with 3 piece suite in white comprising panelled bath with shower over & glass screen, low suite w.c, wash hand basin, chrome ladder radiator, vinyl flooring and window with frosted glass.



TO THE SECOND FLOOR

ATTIC: 10'6" x 7'3" with exposed beams, store cupboards and Velux window.

TO THE OUTSIDE

There is a lawned foregarden and a private driveway providing parking and giving access to an adjoining **GARAGE:** 18'8" x 7'10" with up-and-over door and utility area to the rear with washer plumbing, combination boiler and door to the garden.

The rear garden is predominantly lawned with a flagged sitting out area. The whole enjoys a favourable southerly aspect and is enclosed by fencing and established hedgerows.

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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.

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

TENURE: The property is freehold and vacant possession will be given on completion of the sale.

POST CODE: BD20 8PU

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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