



**A BEAUTIFULLY PRESENTED & LARGER THAN EXPECTED
STONE BUILT TERRACE COVERING 3 FLOOR LEVELS
SITUATED IN A POPULAR AREA WITHIN COMFORTABLE
WALKING DISTANCE OF THE VILLAGE CENTRE**



16 AIRE STREET CROSS HILLS

Pleasantly located in a quiet area but still within short walking distance of the centre of the village, **this much improved family home offers more than at first meets the eye, providing accommodation over 3 floor levels including an upgraded Kitchen, feature fireplace with solid fuel stove to the Sitting Room and a superb overall Attic Room approached via a conventional staircase.**

Cross Hills is a very popular semi rural village known for providing a good range of shops, independent retailers & schools with particular reference to the highly acclaimed South Craven High School which continues to impress in Ofsted reports.

PRICE: £185,000

Tel: 01535 637333

www.wilman-wilman.co.uk



Highly recommended for closer inspection, the property in detail comprises:

TO THE GROUND FLOOR

Part glazed uPVC entrance door to:

VESTIBULE: with tiled floor, fitted shelves and inner door to:

SITTING ROOM: 14'8" x 12'11" with laminate floor and feature fireplace with solid fuel stove, flagged hearth, red brick interior and Oak mantel.



KITCHEN: 11'5" x 8'5" with modern range of wall and base units with worktops over, oven & 4 ring electric hob, composite sink & drainer, space for washer & tall fridge freezer, half glazed uPVC door to the rear, cupboard housing the Worcester combination boiler and staircase to the first floor with panelled wall and useful store or study/gaming area under.



TO THE FIRST FLOOR

LANDING: with enclosed staircase to the second floor and rear window.

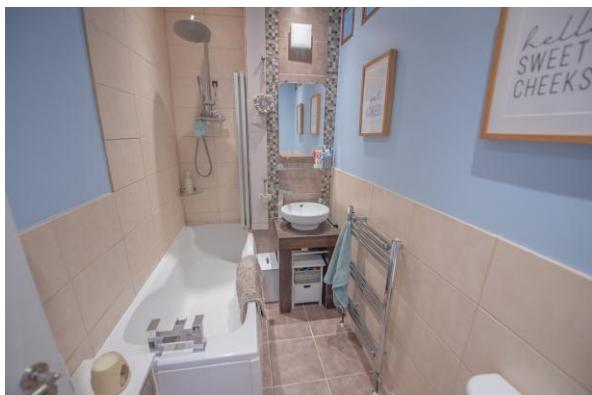
BEDROOM 1: 13'5" x 10'8" (a very generous double room) with fitted wardrobes and views towards Sutton Clough.

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: 9'3" x 5'7".

BATHROOM: 8'11" x 4'9" with 3 piece comprising panelled bath with shower over, wash hand basin, low suite w.c, chrome ladder radiator, tiled floor, part tiled walls, extractor fan and ceiling downlights.



TO THE SECOND FLOOR

ATTIC ROOM: 14'7" x 13'6" with Velux window, exposed beams and eaves storage.



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TO THE OUTSIDE

The rear yard has recently been re-flagged and is securely enclosed by panelled fencing and a timber gate. There is also a cold water tap and a garden shed.

Street parking is available to the front and some of the neighbours have created off-road parking within their yard to the rear.



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 Category A.

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

POST CODE: BD20 7RT

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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