



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A BEAUTIFULLY RESTORED & EXTENDED STONE BUILT
END TERRACED COTTAGE SITUATED IN A DESIRABLE
RESIDENTIAL LOCATION WITH PRIVATE PARKING AND
SUPERB ELEVATED VIEWS ACROSS THE VALLEY**



13 SOUTH VIEW FARNHILL

Offering more than at first meets the eye, this stunning cottage stands in a choice location with driveway parking and fabulous elevated views, providing thoughtfully designed accommodation including: an open plan Living/Dining Room & Kitchen and a versatile ground floor 4th bedroom or Study with Shower Room, complemented by 3 first floor Double Bedrooms, an En-Suite and a House Bathroom.

Farnhill is a very fashionable community pleasantly situated within a short drive of Cross Hills & Skipton, with the village itself known the revitalised White Lion pub and a variety of rural walks virtually from the doorstep.

RENT: £1700 per month

Tel: 01535 637333

www.wilman-wilman.co.uk

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



TO THE GROUND FLOOR

Part glazed composite door to:

PORCH: 5'6" x 4'2" with matted floor and panelled walls with coat hooks.

SITTING ROOM & DINING AREA: 23'3" x 12'0" a lovely light & airy space with tiled floor, windows on 2 sides with fabulous view, glazed door to the front garden and open plan layout to:



KITCHEN: 13'7" x 10'3" with matching flooring, range of wall & base units, quartz worktops, composite sink unit, large double range oven with 6 ring gas hob, extractor hood over, integrated dishwasher, island unit with breakfast bar & feature ceiling downlights and bi-fold glazed doors to a lovely block paved balcony with superb views across the valley.



REAR HALL / UTILITY: 6'3" x 5'10" with tall cupboards, space for American style fridge freezer, utility cupboard with space for washer & dryer, further deep understairs storage cupboard and half glazed composite door to the rear yard.

STUDY / BEDROOM 4: 7'11" x 9'5" (avg) with matching floor and useful store cupboard.

SHOWER ROOM: 7'6" x 3'0" with matching floor, tiled shower enclosure, low suite w.c, wash hand basin, half panelled walls and fitted oak shelves.

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 lovely open staircase.

BEDROOM 1: 12'0" x 11'4" with windows on 2 sides with fabulous elevated views.



EN-SUITE: 7'7" x 6'1" with large tiled walk-in shower, feature wash hand basin on sill with drawer under, illuminated mirror, low suite w.c, tiled walls & floor, chrome ladder radiator and window with frosted glass.

BEDROOM 2: 11'8" x 8'2" with fitted wardrobes and fabulous views.



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BEDROOM 3: 11'3" x 9'10" (avg) with windows to the front & rear with superb views.



BATHROOM: 7'4" x 6'1" comprising bath with tiled panel & shower over with glass screen, wash hand basin, low suite w.c, tiled floor & walls, chrome ladder radiator and very useful storage cupboards.

TO THE OUTSIDE

There is an easily maintained south facing private garden to the front which is part block paved, gravelled and flagged with planted borders and a lovely sitting out area with fantastic views across the valley. There are also useful stone stores to the front. There is a smaller gravelled rear yard with further external storage space.

Private parking is available on a driveway at the approach.



SERVICES: Mains gas, water, drainage and electricity are connected to the property.

COUNCIL TAX BAND: Band B.

POST CODE: BD20 9AZ

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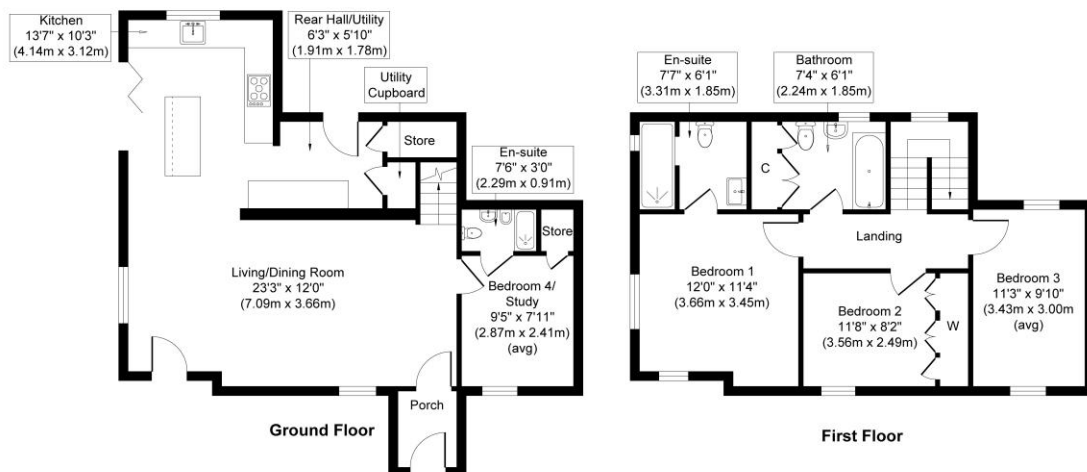


VIEWING: Please contact the Letting Agents, **Messrs. Wilman and Wilman** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

RENT: £1700 per month

DEPOSIT: £1950

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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