



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

A CHARMING 2 BEDROOMED BACK TO BACK COTTAGE WITH MODERN FIXTURES AND FITTINGS AND A SMALL FLAGGED TERRACED PATIO IN A HIDDEN YET CONVENIENT LOCATION



6 NORTH VIEW EASTBURN

Likely dating back in excess of 100 years, this lovely cottage is substantially constructed in natural cut and dressed Yorkshire stonework covered with a heavy Grey slate roof and **has been improved by the current owners, most noticeably to include new windows and doors, the addition of a solid fuel stove and new electric heaters to the first floor.**

The property provides interesting, economical 2 Bedroomed accommodation of real charm and character which **combines a wonderful blend of contemporary fittings with attractive panelled doors, beamed ceilings and a stone flagged floor in the Sitting Room.**

PRICE: £116,500

Tel: 01535 637333

www.wilman-wilman.co.uk

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



The cottage is pleasantly located in a hidden backwater of the village where it is handily placed for easy access to Airedale General Hospital, Steeton Railway Station and the nearby business centre's of Skipton, Keighley and Cross Hills.

To be seen from the inside to be fully appreciated, the thoughtfully presented accommodation comprises:

TO THE GROUND FLOOR

Stable style panelled Entrance Door to:

SITTING ROOM & KITCHEN: 16'0" x 15'3" with attractive stone flagged floor, feature stone fireplace with flagged hearth and solid fuel stove, recessed shelves and cupboards to the side of the chimney breast, beamed ceiling, T.V & telephone points, **DINING AREA** with breakfast bar seating, enclosed return staircase to the first floor and small open plan **KITCHEN** with wall and base units with wooden working surfaces over incorporating: stainless steel sink unit, electric oven and 4 ring hob with extractor hood over, space for fridge, washer plumbing and enclosure for microwave.



TO THE FIRST FLOOR

LANDING: 5'10" x 4'9" with access to roof void and deep airing cupboard with shelving housing the hot water cylinder.

BEDROOM 1: 9'1" x 8'0"

BEDROOM 2: 12'10" x 5'5" (max) with Oak effect laminate flooring.

SHOWER ROOM: with 3-piece suite comprising tiled shower enclosure at raised level over the stairs with Mira thermostatic unit and folding glass door, low suite w.c, pedestal wash hand basin, extractor fan and fully tiled walls.

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 OUTSIDE

There is a flagged sitting out area with a raised flower bed and half moon wall tops, having an outside light, flagged bin store area and an additional flower bed opposite the house.

Parking is available on the private road directly to the front but requires an understanding with neighbours to provide access. Further residents parking is available on Green Lane.

SERVICES: Mains 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: Verbal enquiry reveals that this property has been placed in **Category A** levied by the City of Bradford Metropolitan Council.

POST CODE: BD20 8TY

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

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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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