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ESTATE AGENTS · VALUERS · LETTING AGENTS

A WELL PRESENTED 3 BEDROOMED SEMI-DETACHED FAMILY HOME WITH DRIVEWAY PARKING AND GOOD SIZED GARDENS WITHIN WALKING DISTANCE OF A RANGE OF SHOPS, SERVICES AND EXCELLENT SCHOOLS



**7 BLACK ABBEY LANE
GLUSBURN**

Situated in a popular residential location close to a choice of well respected schools and other amenities in Glusburn & neighbouring Cross Hills, this well presented 3 Bedroomed semi-detached house briefly includes; a full depth Sitting Room and Dining Area & Kitchen with useful pantry to the ground floor. To the first floor are **2 well proportioned Bedrooms** and a modern Bathroom, whilst an **attic conversion** provides a further double Bedroom.

Externally the property offers **driveway parking to the front** and an established garden to the rear which enjoys a **lovely southerly aspect and views towards Cowling Pinnacle**.

PRICE: £229,950

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Readymade for those seeking a traditional family home the property in further detail comprises:

TO THE GROUND FLOOR

Part glazed uPVC entrance door to:

ENTRANCE HALL: staircase to the first floor with useful store space under and window to the gable end.

OPEN PLAN SITTING ROOM & DINING AREA: 21'10" x 9'9" (max) pebble effect gas fire recessed to chimney breast, opening to **DINING AREA:** 8'7" x 8'2" with fully glazed French doors to the garden.



KITCHEN: 10'9" x 7'5" (max) range of wall and base units with laminate worktops over incorporating 1½ bowl stainless steel sink unit and drainer, space and gas connection for freestanding oven and hob, washer plumbing, small pantry cupboard under the stairs, laminate floor and half glazed uPVC door to the outside.



TO THE FIRST FLOOR

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

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 1: 11'10" x 9'11" (max) with lovely southerly views towards Sutton Clough, useful store cupboard under the stairs.



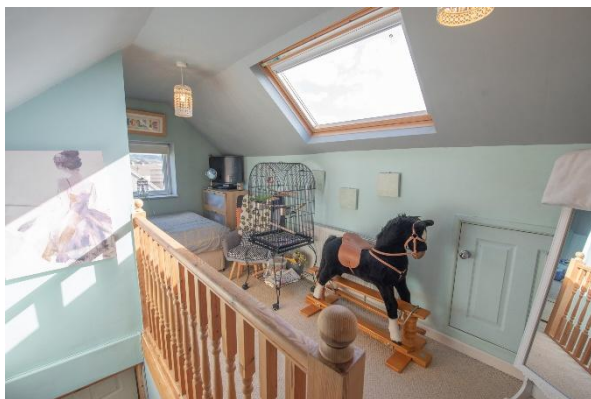
BEDROOM 3: 16'5" x 6'1" with 2 windows to the front, useful wardrobe recess under the stairs and store cupboard over the bulkhead.

BATHROOM: 7'5" x 5'6" comprising panelled bath with thermostatic shower over and glass screen, low suite w.c, pedestal wash hand basin, laminate floor, tiled walls, extractor fan, curved chrome ladder towel rail and frosted uPVC window.



TO THE SECOND FLOOR

BEDROOM 2: 16'5" x 8'5" (max) with eaves storage cupboards and Velux window.



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TO THE OUTSIDE

There is a majority lawned front garden, with driveway parking, an outside light and pedestrian access gate to the rear.

The south facing rear garden is majority lawned with views to Cowling Pinnacle, there is a covered pergola seating area, a flagged patio to the lower garden and space for a large timber shed, the whole being enclosed by high level timber fencing, being safe and secure for young children and pets. There are 2 good sized outside stores with power and light.



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

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 8RX

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

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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