



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A HIGHLY INDIVIDUAL 1 BEDROOMED TERRACED COTTAGE
ARRANGED OVER 3 FLOORS BEING QUIETLY HIDDEN AWAY
YET ONLY A SHORT WALK FROM THE VILLAGE CENTRE**



15A KEIGHLEY ROAD CROSS HILLS

Quietly located only a minutes' walk from the thriving Main Street, this highly individual one Bedroomed terraced cottage is arranged over 3 floor levels and briefly comprises to the ground floor: a large Sitting and Dining Room with spiral staircase, a Kitchen with small Dining / Study area and a Bathroom to the first floor, and the bright and airy Bedroom with lovely elevated views towards Cononley being located at second floor level.

The popular village of Cross Hills has a **wide array of shops and services, a large Co-Op store and a Health Centre**, along with a **well connected and regular bus service**. There is also an **excellent local choice of primary schools and the highly sought after South Craven secondary school** in the village.

PRICE: £139,950

Tel: 01535 637333

www.wilman-wilman.co.uk

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



TO THE GROUND FLOOR

Part glazed door to:

SITTING & DINING ROOM: 17'7" x 11'7" with laminate floor, part underfloor heating, electric fire to the chimney breast, **DINING AREA** and spiral staircase to the first floor.



TO THE FIRST FLOOR

KITCHEN: 17'7" x 11'7" (max l-shaped) electric cooker, 4 ring gas hob with extractor hood over, base units with stainless steel counter tops and sink unit, washer plumbing, window with lovely views, Beech flooring, **STUDY / DINING AREA** with exposed stone wall and return staircase to the second floor.



BATHROOM: 9'4" x 5'7" panelled bath with rainfall shower head attachment, low suite w.c, wash hand basin, tiled floor, towel rail, extractor fan, frosted uPVC window, part tiled and part glass block walls and frosted door.

TO THE SECOND FLOOR

BEDROOM: 16'4" x 11'6" a lovely bright room with a superb, elevated view down the valley and towards Cononley, with laminate floor, feature tall radiator, cupboard housing the Viessmann combination boiler and window seat.

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

The property is quietly located just a minutes' walk from the thriving Main Street where there is a wide range of shops, services and independent businesses, along with a large Co-Op store, Health Centre, pharmacy, cafes, pubs and restaurants and an excellent regular bus service.



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

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 7DA

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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