



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A VERY WELL PRESENTED 2 BEDROOMED COTTAGE  
WITH A DINING ROOM EXTENSION CONVENIENTLY  
SITUATED VERY CLOSE TO SHOPS & AMENITIES IN  
THE VILLAGE CENTRE**



### **3 CHURCH STREET CROSS HILLS**

Constructed in traditional Yorkshire stone covered with a heavy grey slate roof, **this well presented & extended 2 bedroomed period cottage stands within barely a minute's walk of Cross Hills Main Street** whilst also being pleasantly tucked away in a highly regarded residential area at the lower end of Park Road.

The property has been very well maintained and boasts a **bespoke kitchen from Arabesque of Silsden and open access to an extended Dining Room**, with more recent improvements including a **modern feature fireplace to a spacious Sitting Room and high quality fitted wardrobes to the master Bedroom.**

**PRICE: £189,950**

**Tel: 01535 637333**

**[www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

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



Cross Hills thriving village centre provides everyday amenities including a **Co-Operative store, the popular White Bear pub, a health centre, café's & restaurants and an array of independent retailers.**

Offered with **no forward chain**, the accommodation comprises in detail:

### **TO THE GROUND FLOOR**

Part glazed & leaded uPVC door to:

**SITTING ROOM:** 15'0" x 14'0" a very generous light & airy room with picture rail, Esse gas stove in upgraded feature fireplace and original fitted cupboards to one side.



**KITCHEN:** 15'0" x 6'3" with range of Arabesque wall and base units with oak effect worktops over incorporating Bosch oven, 4 ring gas hob with glass splash back & extractor hood over, ceramic sink, integrated microwave, cupboard underlighting, part tiled walls, space for tall fridge freezer, high quality flooring, access to a **CELLAR**, open staircase to the first floor and open plan design to:



**DINING ROOM:** 12'6" x 6'0" with matching flooring, ceiling downlights, tall pantry cupboard, further units & worktops and 2 windows and half glazed uPVC door to the rear.

**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**

**BEDROOM 1:** 13'6" x 9'8" with bespoke fitted wardrobes and far reaching views.



**BEDROOM 2:** 11'1" x 6'9".

**BATHROOM:** 8'0" x 4'11" comprising panelled bath with shower over & folding screen, wash hand basin with cupboards under, low suite w.c, window with frosted glass and cupboard housing the combination boiler.



## **TO THE OUTSIDE**

There is a flagged forecourt with space to sit out enclosed by a gate & attractive iron railings.

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**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.

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

**POST CODE: BD20 8AJ**

**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](http://www.wilman-wilman.co.uk)**

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