



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A BEAUTIFULLY PRESENTED 2 BEDROOMED FIRST FLOOR
APARTMENT WITH COMMUNAL SOUTH FACING GARDENS AND
ALLOCATED PARKING IN A CONVENIENT RESIDENTIAL LOCATION**



**IONA, FLAT 5, OAKVILLE,
KEIGHLEY ROAD, CROSS HILLS**

Built in dressed Yorkshire stone in the late Victorian era, this imposing bay fronted house has been expertly divided and restored to create seven individual self-contained apartments of the highest quality by a respected developer well versed in a number of successful local schemes within the Aire Valley.

This particular property **stands** at the **upper middle level** and **enjoys wonderful elevated views** to the front and rear, being within **very convenient walking distance** of an **excellent range of facilities** in **Cross Hills** nearby **Main Street** and on a **bus route** to the neighbouring towns of **Skipton, Keighley** and **Colne**.

PRICE: £119,950 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Exceeding Building Regulation requirements with regard to **heat retention** and **sound proofing at the time of conversion**, the property has **stylish Kitchen** and **Bathroom fittings** and is served by **uPVC double glazing** and an economical **electrical central heating system**.

Fully equipped and ready for immediate occupation, the **apartment** is **safe** and **secure** and **would make a lovely permanent home** or alternatively could be purchased as a **very attractive Buy-To-Let investment**.

Thoroughly recommended, the accommodation in detail comprises:

Communal **ENTRANCE HALL** with front and rear external doors and imposing spindled staircase leading to the first-floor **LANDING**.

IONA:

Approached by a part glazed Entrance Door to:

HALLWAY: with stripped pine floorboards, raised storage area and further useful storage cupboard.

LIVING & DINING KITCHEN: 14'3" x 12'8" (max) range of wall and base units with laminate worktops over incorporating electric oven, 4 ring electric hob with stainless steel extractor hood over, stainless steel sink unit and drainer, washer and dishwasher plumbing, stripped pine floorboards, video entry system, deep window sills and fabulous long-distance views towards Farnhill moor.



BEDROOM 1: 13'11" x 9'3" with stripped pine floorboards, wall t.v point and views towards Sutton Clough and Ravenstone Woods.

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 2: 10'0" x 7'3"

BATHROOM: 6'1" x 5'11" comprising panelled bath with shower over and glass screen, low suite w.c, pedestal wash hand basin, travertine tiled floor and part tiled walls, electric ladder towel rail and extractor fan.



TO THE OUTSIDE

There is a private allocated parking space to the rear, and the property enjoys the benefit of the well cared for communal gardens and seating area, where there is also the provision to use the washing line.

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 BAND: Verbal enquiry reveals that this property has been placed in Category Band A, levied by The Craven District Council.

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POST CODE: BD20 7RN

TENURE: The prospective owner will have a 1/7th share of the Freehold of the building, a £35 per month payment into the management fund covers buildings insurance, lighting of communal areas and builds a fund for general repairs and maintenance.

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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