



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

REQUIRING COMPREHENSIVE MODERNISATION BUT FULL OF POTENTIAL – A STONE BUILT TERRACED COTTAGE COVERING 3 FLOOR LEVELS CONVENIENTLY SITUATED VERY CLOSE TO THE VILLAGE CENTRE



3A BACK COLNE ROAD CROSS HILLS

Constructed in traditional Yorkshire stone with attractive corbelled eaves, **this interesting 3 storey cottage** requires full modernisation throughout but provides **an exciting opportunity for prospective purchasers to make the required changes to their own taste & specification.** Of particular note is the basement, which offers **excellent potential for conversion into a spacious open plan living/dining kitchen area.**

The property is situated in **an advantageous position close to Cross Hills thriving village centre with everyday amenities within very short walking distance** including a Co-operative store, The White Bear pub, a health centre and an array of independent retailers & eateries.

PRICE: £85,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Available at a price which is difficult to find in the local area, the property is offered with no forward chain and in detail comprises:

TO THE GROUND FLOOR

New uPVC door to:

HALL: with staircase to the first floor.

KITCHEN & SITTING ROOM: 15'6" x 14'0" a light & airy room with 3 windows, basic range of kitchen units including sink unit and electric oven & hob, fireplace and enclosed staircase to the lower ground floor.



TO THE LOWER GROUND FLOOR

CELLAR / WORKSHOP: 15'3" x 14'8" with fireplace surround & stone chimney breast and 2 windows to the rear. NB this could potentially form a characterful dining/living kitchen.



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

LANDING: with rear window with frosted glass.

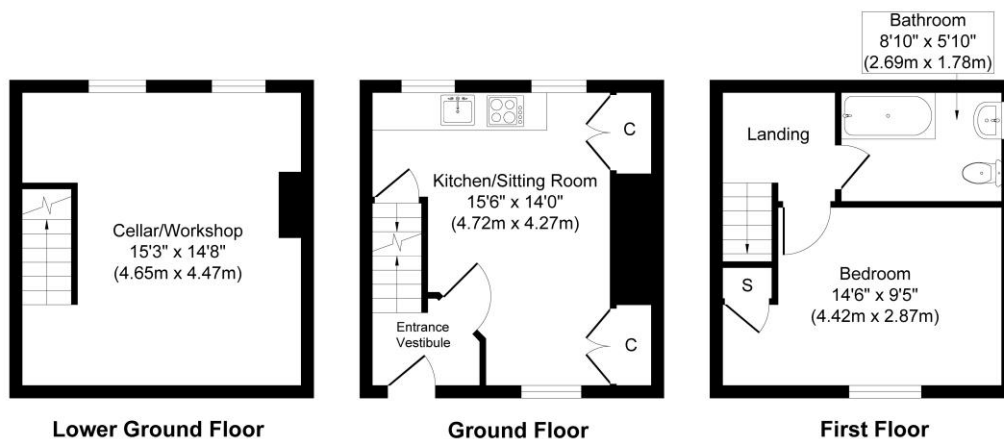
BEDROOM: 14'6" x 9'5" with store cupboard over the stairs.

BATHROOM: 8'10" x 5'10" comprising panelled bath with shower over, wash hand basin, low suite w.c and window with frosted glass.



TO THE OUTSIDE

There is a cobbled road frontage but no garden.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.

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

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

POST CODE: BD20 8TS

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.

PRICE: £85,000

VISIT OUR WEBSITE: www.wilman-wilman.co.uk

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