



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

A LARGER THAN AVERAGE 2 BEDROOMED GROUND FLOOR APARTMENT CONVENIENTLY SITUATED CLOSE TO AIREDALE HOSPITAL & THE LOCAL TRAIN STATION



**2A NORTH VIEW
EASTBURN**

Forming part of North View which likely dates back in excess of 150 years, **this interesting ground floor apartment is larger than expected at approx. 650 sq ft**, ideal for prospective buyers seeking a **ready-made property**, well placed for easy access to **Airedale Hospital & Steeton Railway Station** with Cross Hills, Skipton and Keighley also nearby.

The accommodation is full of character with **standout features being stone fireplaces in the sitting room & principal bedroom**, also including a **good sized 2nd Bedroom**, generous **Shower Room** and a **Dining Kitchen with deep store** (having further potential to knock through to provide superb open plan living space).

PRICE: £119,950

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Available at an affordable price without high service charges, the property is offered with no forward chain and in detail comprises:

TO THE GROUND FLOOR

Rear door to:

HALLWAY: 7'9" x 13'2" (max L-shaped).



SITTING ROOM: 16'5" x 16'0" (avg) with original stone feature fireplace with exposed chimney breast, deep store room and glazed external door to the front.



DINING KITCHEN: 13'8" x 8'0" with range of wall and base units with worktops over, stainless steel sink & drainer, oven & ring electric hob, under counter space for fridge, freezer & washer, part tiled walls, new vinyl flooring and space for a small dining table.

BEDROOM 1: 11'10" x 9'2" with original stone fireplace and windows on 2 sides.

BEDROOM 2: 13'3" x 6'3" with fitted cupboard, mullioned windows and external door to the front.

NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.



SHOWER ROOM: 8'6" x 6'10" with large walk-in shower enclosure, low suite w.c, wash basin with drawer under, illuminated mirror, tiled floor, majority tiled walls and cupboard housing the hot water cylinder.

TO THE OUTSIDE

There is a small bin storage area. The access road to the rear is not under the ownership of the property but historically this has been used for parking for one small car.

Further residents parking is available on Green Lane.



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: Verbal enquiry reveals that this property has been placed in **Category A** levied by the City of Bradford Metropolitan Council.

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POST CODE: BD20 8TY

TENURE: The property is leasehold held under a 999 year term from 2005.

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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