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ESTATE AGENTS · VALUERS · LETTING AGENTS

A CHARMING 2/3 BEDROOMED MIDDLE TERRACED HOUSE WITH A CONSERVATORY EXTENSION AND A LOVELY DECKED GARDEN ON THE SOUTH WEST SIDE



13 JESSAMINE PLACE
CROSS HILLS

Traditionally constructed in dressed Yorkshire stone and possibly dating back in excess of 125 years, **this well presented property is pleasantly located on a cul-de-sac street in a quiet backwater of the village** and provides 2 Bedroomed accommodation also including **a smaller Cot Room or Study and a Conservatory extension**; this giving immediate access to **a lovely sheltered garden on the south west side.**

Also having the benefit of **a secure enclosed rear yard which has potential to be changed to provide off street parking,** the property stands entirely on the level **within short walking distance of Cross Hills thriving village centre** where there are **popular schools, restaurants and independent retailers.**

PRICE: £185,000

Tel: 01535 637333 **www.wilman-wilman.co.uk**

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

Recommended for closer inspection the property in detail comprises:

TO THE GROUND FLOOR

Half glazed uPVC door to:

KITCHEN: 11'10" x 9'6" with wall and base units with worktops over, stainless steel sink unit, oven & 4 ring electric hob, dishwasher & washing machine plumbing, space for tall fridge freezer, tile floor, shallow breakfast bar and open return staircase to the first floor with useful pantry/store under.





SITTING ROOM: 14'8" x 13'0" with coal effect gas fire on marble hearth, coved ceiling and glazed doors to:

CONSERVATORY: 12'4" x 9'5" with laminate flooring, 2 wall light points, central heating radiator, glazed door to the garden and windows on 3 sides.





TO THE FIRST FLOOR

LANDING: with access to the attic.

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 1: 12'0" x 10'2" with fitted wardrobes and views over the rear garden.

BEDROOM 2: 10'7" x 9'1" with exposed floorboards.





COT ROOM / STUDY / BEDROOM 3: 9'0" x 4'2" with view over the rear garden.

BATHROOM: 5'5" x 5'4" comprising bath with tiled panel & shower over, low suite w.c, pedestal wash basin, tiled floor, chrome ladder radiator and window with frosted glass.





TO THE OUTSIDE

The front garden is flagged & chipped in plum slate for ease of maintenance; the whole being enclosed by panelled fencing and stone walls, enjoying a lovely south westerly aspect which catches the afternoon & evening sun.

The rear is block paved with high level walls and a secure timber gate, also including a garden shed with power.

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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 Council Tax Band B levied by Craven District Council.

POST CODE: BD20 7RP

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.

PRICE: £185,000

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

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