



WILMAN & WILMAN

Estate Agents, Valuers & Letting Agents



IN NEED OF MODERNISATION AND IMPROVEMENT

**A DOUBLE FRONTED 2 BEDROOMED STONE BUILT COTTAGE
SITUATED IN AN ALMOST HIDDEN LOCATION WITH FAR
REACHING VIEWS OVER THE CANAL**



**13 SOUTH VIEW
FARNHILL**

PRICE: £154,500

Quietly tucked away in one of the most highly regarded villages in the Aire Valley, this cottage has been constructed over 100 years ago in traditional Yorkshire stone and occupies a lovely position at a slightly lower level than the neighbouring properties, consequently enjoying a high degree of privacy and having long distance views over and beyond the Leeds Liverpool canal.

The property is now in need of full modernisation but has a kitchen extension at the rear which could be extended further (subject to planning), a garage, a useful range of outbuildings and the rare advantage of an extensive driveway which is hard to find in this price range in the village.

*The Old Bank, 19 Main Street, Cross Hills, Keighley, West Yorkshire BD20 8TA
Tel: 01535 637333 Fax: 01535 637444 Website: www.wilman-wilman.co.uk*



Standing within generous grounds and having considerable further potential, the accommodation in detail comprises:

TO THE GROUND FLOOR

Half glazed uPVC Entrance Door to:

HALL: with staircase off with handrail, coat hooks and multi-paned inner door to:

DINING ROOM: 11'7" x 10'9" with gas fire and fitted cupboard and useful under stairs store cupboard.



KITCHEN: 12'4" x 6'4" with a range of wall and base units, working surfaces over including acrylic sink unit and drainer, gas point for cooker, part tiled walls, modern Vokera combination boiler, windows on 2 sides and timber panelled ceiling.



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



SITTING ROOM: 12'8" x 12'0" with cast iron multi fuel stove on stone hearth, part timber panelled wall, windows on 2 sides (one with a window seat) with lovely views over the canal and across the Aire Valley.

TO THE FIRST FLOOR

LANDING: with access to roof void, window with views up the Aire Valley.

BEDROOM 1: 12'9" x 12'0" a lovely double room with fitted wardrobes and windows on 2 sides with far reaching views.



BEDROOM 2: 9'6" x 7'3".

SHOWER ROOM: 7'0" x 5'5" with thermostatic shower in tiled cubicle, low suite w.c, pedestal wash hand basin, radiator, Vinolay floor covering, part timber panelled walls and window with frosted glass.

TO THE OUTSIDE

There is an extensive driveway with parking for 3 or 4 cars leading down to a good sized foregarden with 3 stone stores. Set to the side and slightly to the rear is a:

GARAGE: 16'3" x 11'2" with up and over door, power and light and door to rear garden.

The overall grounds are of generous size including mature shrubs, plants and small trees and if cut back it would open up lovely views over the canal.

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.

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COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Council Tax Band B levied by The Craven District Council.

POST CODE: BD20 9AZ

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.

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



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