



WILMAN & WILMAN

Estate Agents, Valuers & Letting Agents



A MOST INTERESTING AND HIGHLY INDIVIDUAL 2 BEDROOMED COTTAGE OVER 3 FLOOR LEVELS WITH A LAWNED FOREGARDEN AND EXCELLENT ON-SITE PARKING



5 GLUSBURN BRIDGE GLUSBURN

PRICE: £159,950

Forming one of 3 stone built cottages which once formed part of the old Glusburn Corn Mill, **this unique property** has been the subject of **comprehensive restoration** to provide **beautifully presented 2 Bedroomed accommodation of exceptional charm and character** which combines a delightful blend of **tasteful décor, stylish Oak laminate flooring** and modern **Velux windows** with **original beamed ceilings, attractive corbelled eaves** and a traditional blue Slate roof.

Served by gas fired central heating from a **recently installed boiler and new uPVC double glazing**, the property enjoys a **pleasant south facing aspect at the approach to a well respected new town house development** on the very edge of the village and in consequence is handily placed for **easy access to popular walks in the countryside.**



Also having the benefit **excellent on-site parking and a patio and Summer House**, this property will appeal to those seeking a **very well presented cottage with a difference** which in detail comprises:

TO THE GROUND FLOOR

Heavy stone covered entrance with panelled door to:

ENTRANCE HALL: 4'2" x 3'5" with original mosaic tiled floor, coat hooks, wall light point, staircase off with handrail and pine inner door to:

SITTING ROOM: 14'2" x 11'0" with arched stone fireplace with coal effect gas fire and window with deep sill, Oak laminate flooring, T.V point, 2 wall light points and under stairs storage area.



KITCHEN: 14'1" x 5'5" with circular stainless steel sink unit with matching drainer and tiled splash, range of floor and wall units in white with working surfaces over incorporating Baumatic 4 ring hob and Zanussi oven, space for washer, Oak flooring, gable end window, Baxi wall mounted gas fired central heating boiler (3 years old), floor kick heater and small lean to pantry with Velux roof light and having space for a tall fridge freezer.



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: 9'2" x 8'8" with deep airing cupboard with shelving, beamed ceiling, wall light point and enclosed return staircase to second floor.

BEDROOM 1: 14'2" x 11'8" with range of fitted wardrobes, beamed ceiling, picture rail, coving and windows on 2 sides.

BATHROOM: 7'5" x 5'2" with 3 piece suite comprising cast iron timber panelled bath with mixer shower and side screen, pedestal wash basin with mirror back and low suite w.c, beamed ceiling, chrome ladder radiator, fitted shelves, shaver point, pull light switch, tiled floor, part tiled walls, bank of 3 ceiling spot lights, extractor fan and window with frosted glass.



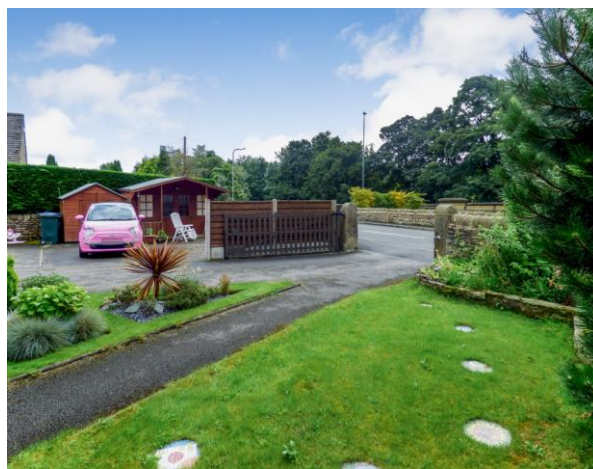
TO THE SECOND FLOOR

BEDROOM 2: 16'7" x 10'1" (effective) with 2 wall light points, beamed ceiling, Velux roof light, gable end window with fitted blind and Vinolay flooring.

TO THE OUTSIDE

There is a shaped lawned foregarden with raised flower borders, a selection of evergreens and a stone boundary wall with attractive half moon tops. To the side is a tarmac drive providing good on-site parking, a flagged patio, a timber shed and a summer house with power and light.

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



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: Verbal enquiry reveals that this property has been placed in **Category A**.

POST CODE: BD20 8DP

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: £159,950

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

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